



5 Fern Close, Warlingham - CR6 9SQ

In Excess of £500,000





5 Fern Close

Warlingham

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended four-bedroom semi-detached family home
- Lounge and separate dining room
- Two double bedrooms and one single bedroom on first floor
- Loft conversion providing fourth double bedroom
- Large driveway with off-street parking for several vehicles
- Single garage and driveway
- Private rear garden mainly laid to lawn
- Scope to modernise and personalise



Extended Four Bedroom Semi-Detached Family Home in Quiet Cul-de-Sac Location

Tucked away in a peaceful cul-de-sac, just moments from Sainsbury's and convenient bus routes, this extended four-bedroom semi-detached family home presents an excellent opportunity for buyers seeking space, location, and the chance to modernise to their own taste.

The property offers well-proportioned accommodation throughout and, while requiring some updating and modernisation, boasts fantastic potential for transformation into a spacious and comfortable family home.

The ground floor comprises an entrance hall leading to a bright lounge positioned at the front of the property, which opens into a separate dining area —ideal for family meals or entertaining. The kitchen flows into a rear extension that offers additional living space and enjoys direct access to the rear garden, creating a flexible layout to suit modern living. A downstairs cloakroom adds further convenience.

Upstairs, the first floor offers two generous double bedrooms, a good-sized single bedroom, and a family bathroom. The loft has been converted to provide a fourth double bedroom, offering excellent space for guests, teenagers, or a home office.

Externally, the front of the property features a large driveway providing off-street parking for multiple vehicles, leading to a single garage. A further area of front garden is mainly laid to lawn. The rear garden is also mainly lawned and provides a safe and private outdoor space for children, pets, or landscaping to personal preference.

Key Features:

- Extended four-bedroom semi-detached family home
- Quiet cul-de-sac location close to Sainsbury's and public transport
- Lounge and separate dining room
- Rear extension with garden access
- Downstairs cloakroom
- Two double bedrooms and one single bedroom on first floor
- Loft conversion providing fourth double bedroom
- Large driveway with off-street parking for several vehicles
- Single garage and front garden
- Private rear garden mainly laid to lawn



Fern Close, Warlingham, CR6

Approximate Area = 1235 sq ft / 114.7 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

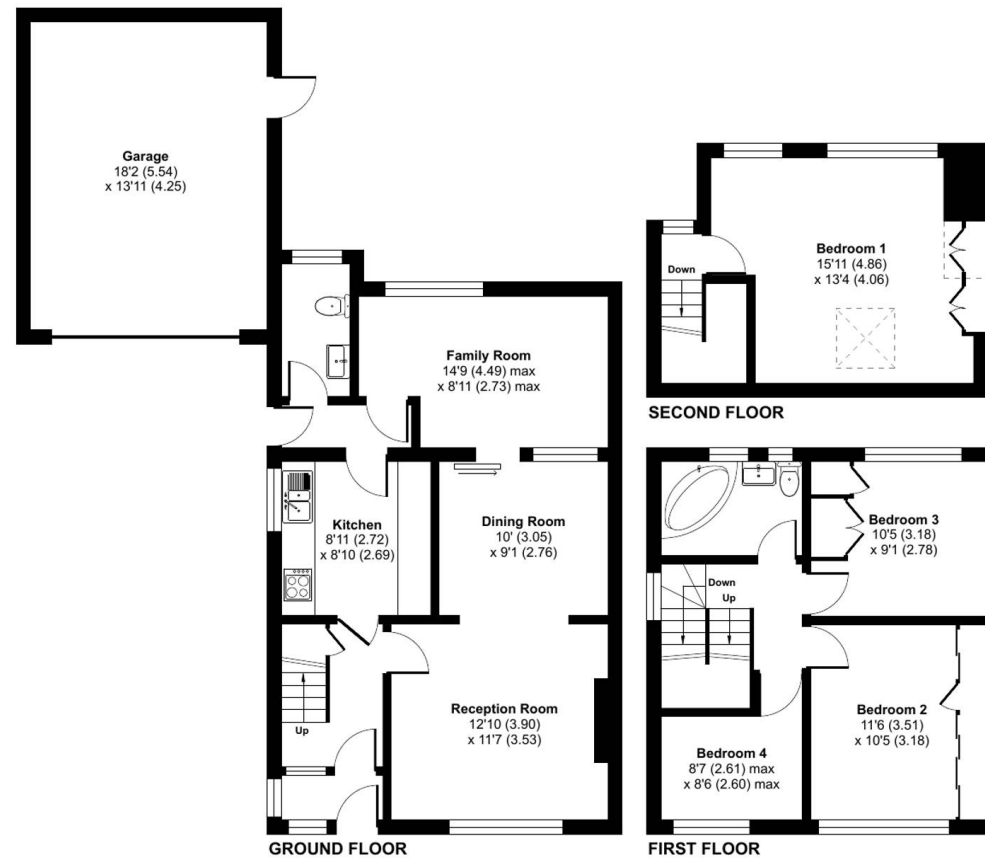
Garage = 254 sq ft / 23.5 sq m

Total = 1497 sq ft / 138.9 sq m

For identification only - Not to scale



Denotes restricted
head height





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