



389 Limpsfield Road, Warlingham - CR6 9HA

Guide Price £415,000





389 Limpsfield Road

Warlingham

A Victorian semi detached cottage situated in a convenient location overlooking the village green. The property is well presented throughout. Viewings highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Village Location
- Refitted Kitchen
- Semi Detached Cottage
- Viewings recommended



Charming Victorian Cottage Overlooking Warlingham Village Green | 2
Bedrooms | Upstairs Bathroom | No Onward Chain
Ground Floor Accommodation

A welcoming entrance hall with stairs rising to the first floor leads into a bright and cosy lounge, featuring a double-glazed bay window to the front aspect, a charming feature fireplace, and a radiator for added comfort.

The original dining room has been thoughtfully opened up and reconfigured to create a spacious kitchen/breakfast room, offering a sociable and practical layout. The kitchen area is fitted with a range of units and benefits from a double-glazed window to the side and a useful under-stairs storage area.

To the rear, a separate dining/family room with double doors opens directly onto the rear garden, providing an ideal space for entertaining or relaxing.

First Floor

The master bedroom enjoys views over the village green and features a double-glazed window, feature fireplace, over-stairs storage cupboard, and a radiator.

A second double bedroom with a double-glazed window and radiator, making it perfect as a guest room, child's bedroom, or home office.

The upstairs bathroom is a notable benefit and includes a panel-enclosed bath with wall-mounted shower, pedestal basin, low-level WC, built-in storage, and a double-glazed obscured window to the rear aspect.

Outside

Rear Garden – Fully enclosed with fencing, the garden features a patio area ideal for outdoor seating, along with a neat area of lawn, creating a pleasant and manageable outdoor space.

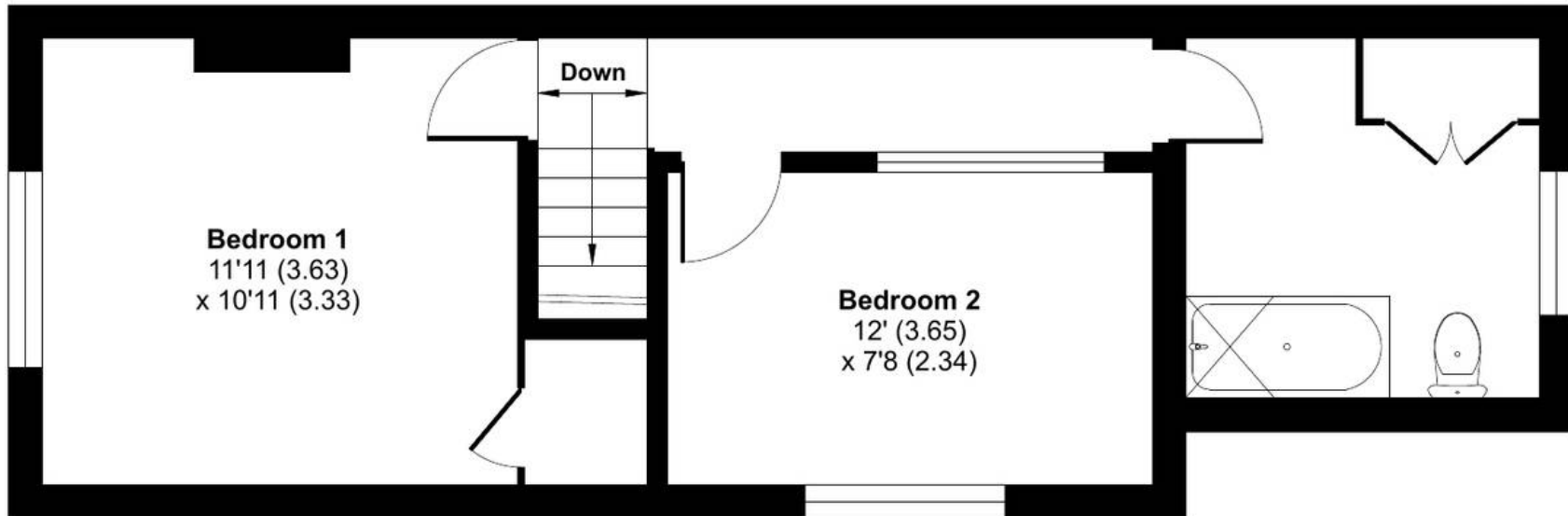
Front Garden – A charming approach with entrance gate, small lawned area, and pathway to the front door, with side access leading to the rear garden.



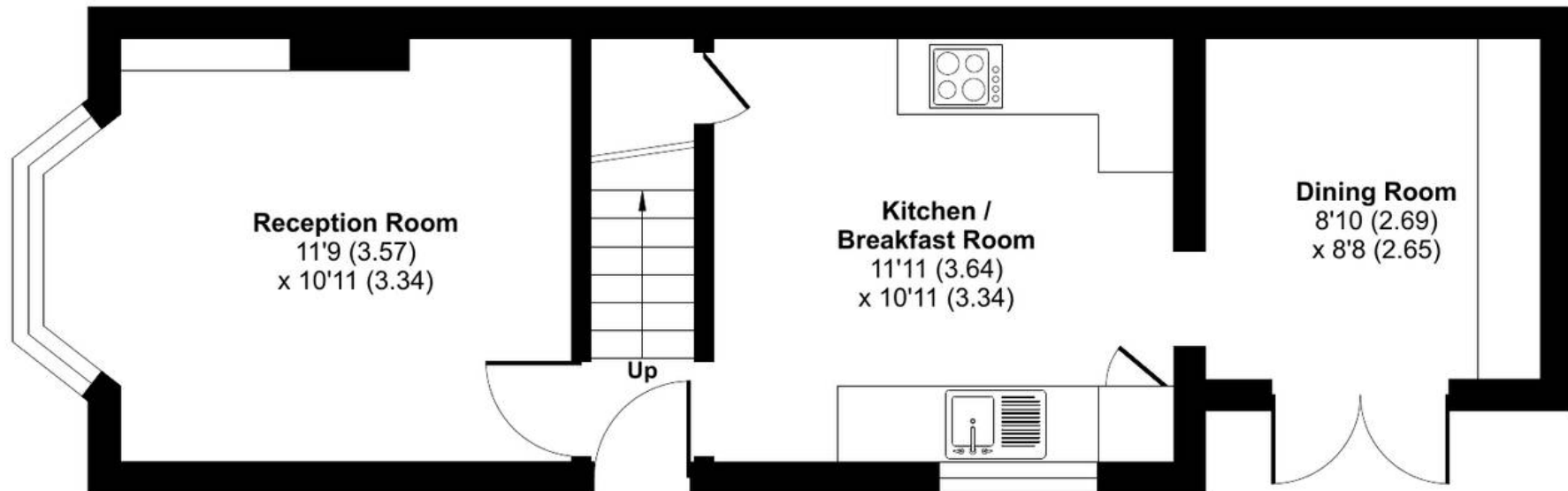
Limpsfield Road, Warlingham, CR6

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

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