



24 Tower Place, Warlingham - CR6 9PW

Guide Price **£650,000**





24 Tower Place

Warlingham, Warlingham

Situated on the highly regarded gated Greatpark development is this spacious four/five bedroom townhouse with views over woodland to the rear. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 4 Bedrooms
- 3 Receptions
- 3 Bathrooms
- Garage
- End of Terrace
- Good Decoration
- Gated Development

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200



Situated on the highly regarded gated Greatpark development is this spacious four/five bedroom townhouse with views over woodland to the rear.

This well-maintained townhouse is nestled at the rear of the highly sought-after Greatpark development. Its three-story layout offers the following features:

On the ground floor, you'll find an entrance hall with a cloakroom, storage under the stairs, a convenient downstairs WC, and a utility room. There's also a study/sitting room overlooking the front of the property.

The kitchen/dining/conservatory area is generously sized and includes a range of both base and eye-level units. The dining area flows seamlessly into the conservatory, which opens up to the rear garden.

Ascending the stairs from the entrance hall, you'll arrive at the first-floor landing. Here, a spacious sitting room boasts a double-glazed window and French doors leading to a Juliet balcony with scenic views of the clock tower.

Additionally, there is a second reception room or bedroom on this floor, along with a family bathroom. Continuing to the second-floor landing, you'll discover the master bedroom, complete with fitted wardrobes and an ensuite bathroom.

Bedrooms two and three are adjoined but can be easily separated into two distinct bedrooms if needed.

Another family bathroom is also situated on the second floor.

The Greatpark development encompasses 84 acres of meticulously landscaped park-like grounds, featuring woodlands ideal for dog walking, a children's playground, tennis courts, a cricket pavilion, and a bowls club. The rear garden is thoughtfully landscaped, enclosed by panel fencing, and adorned with mature shrubs and a patio area. Beyond the garden lies a stretch of lawn that leads to the adjacent woodland. Parking for residents is available, along with a garage.



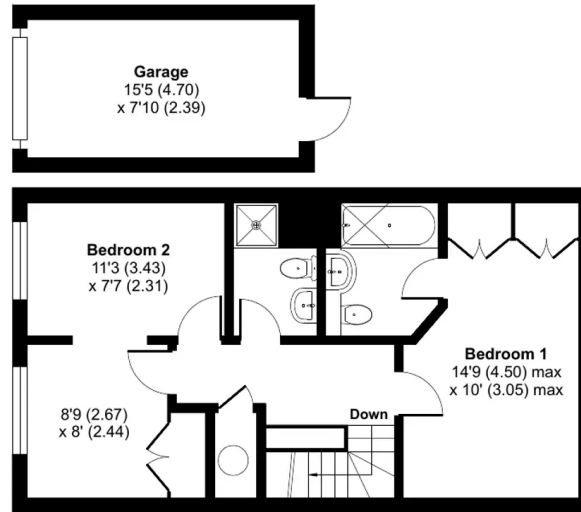
Tower Place, Warlingham, CR6

Approximate Area = 1636 sq ft / 151.9 sq m

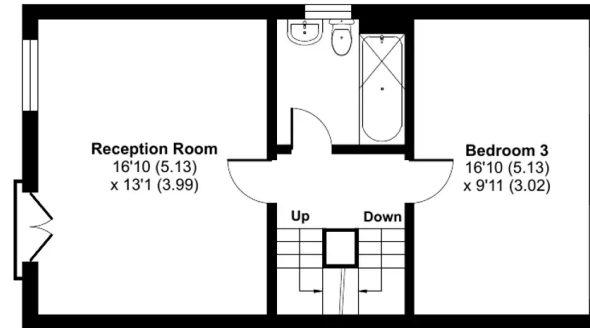
Garage = 121 sq ft / 11.2 sq m

Total = 1757 sq ft / 163.1 sq m

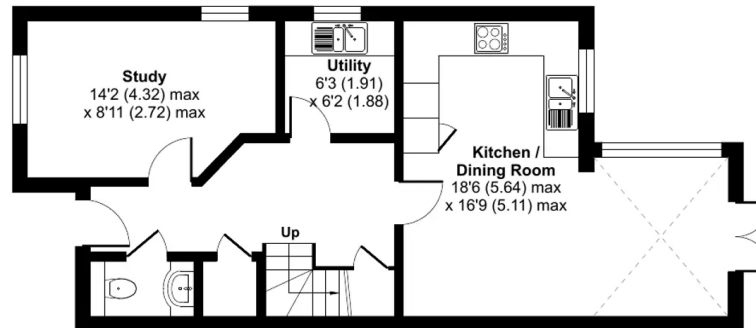
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/