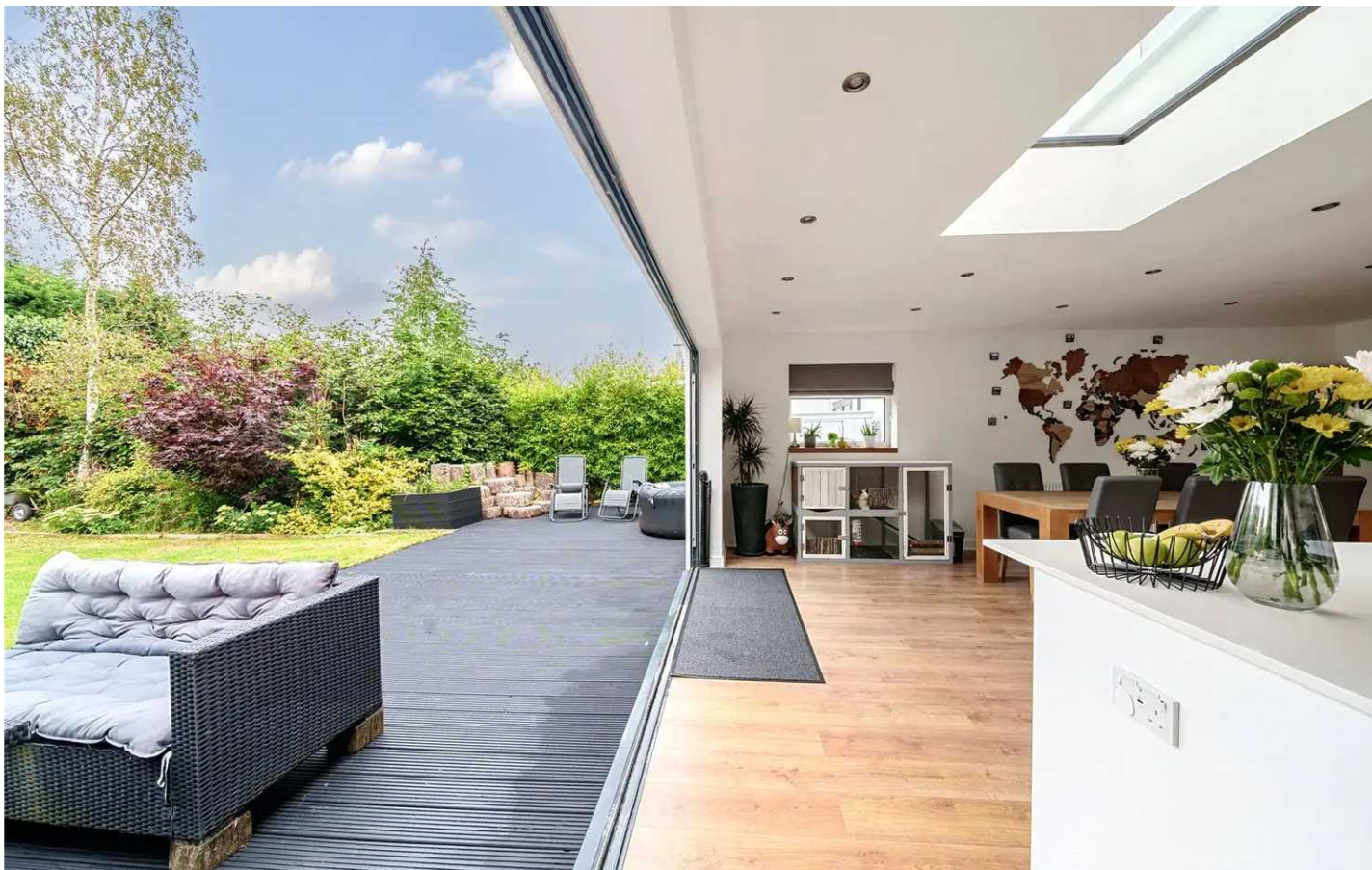




20 Blanchmans Road, Warlingham - CR6 9DE
£650,000





20 Blanchmans Road

Warlingham, Warlingham

A three bedroom semidetached family home that has been extended on the ground floor to create a fantastic open plan kitchen/dining/family room.

Council Tax band: E

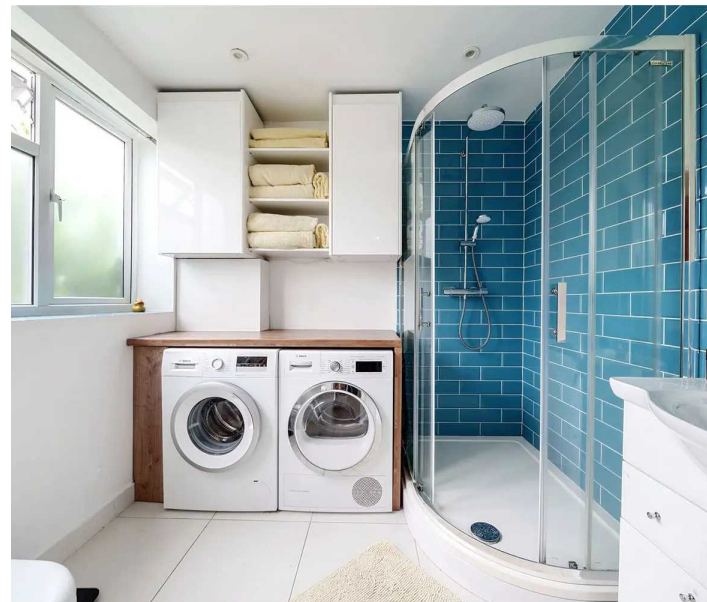
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-Detached House
- 3 Bedrooms
- 2 Bathrooms
- Off Street Parking
- Open Plan Living
- Level Garden

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



20 Blanchmans Road

Warlingham, Warlingham

A three bedroom semidetached family home that has been extended on the ground floor to create a fantastic open plan kitchen/dining/family room with bi-fold doors leading to the garden.

Viewing is highly recommended to appreciate this lovely family home. Situated in a highly sought after location within a short walk of Sainsburys, bus route and the Blanchmans nature reserve is this extended three bedroom semidetached family home. T

he property has been extended and refurbished by the current owners to include a spacious open plan kitchen/dining/family room with underfloor heating in the seating area.

The kitchen has been fitted in an extensive range of base and eye level units with an island with breakfast bar with quartz work surfaces over, built in appliances include oven, microwave and induction hob. There are two double glazed sky lights and bifold doors leading to the rear garden.

There is also a cosy sitting room leading to the rear garden and a shower room with shower cubicle, w.c. and wash basin with cupboard and draw storage, space and plumbing for washing machine and dryer.







20 Blanchmans Road

Warlingham, Warlingham

On the first floor the master bedroom has a range of fitted wardrobes with mirrored doors, there are two further bedrooms and a family bathroom comprising panel enclosed bath, low level w.c. wash basin and corner shower cubicle.

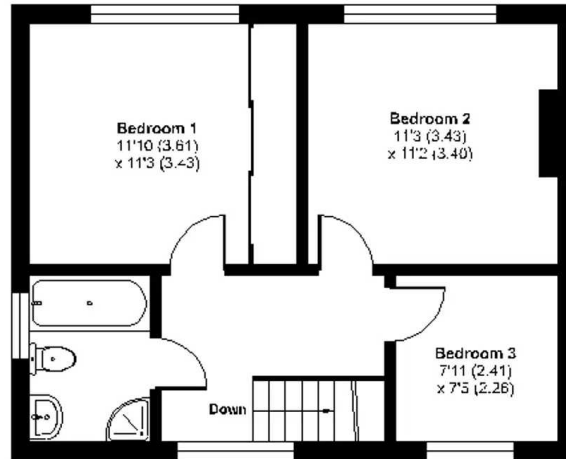
Outside To the front of the property is a driveway providing off street parking for several cars, side access leading to the rear garden.

The rear garden has an area of decking leading to the remainder of the garden mainly laid to lawn. There is also a covered fire pit area and raised vegetable beds.

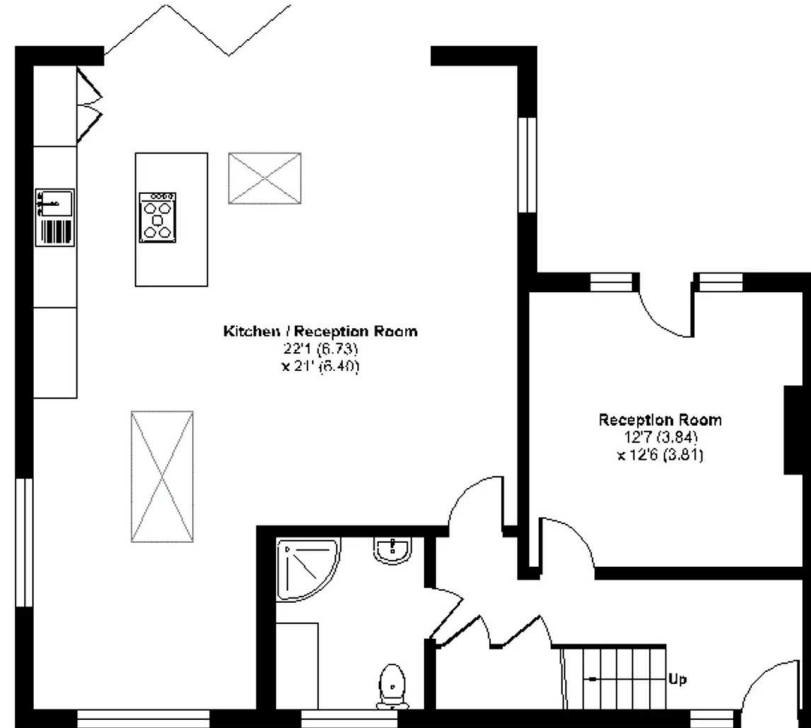
Blanchmans Road, Waringham, CR6

Approximate Area = 1358 sq ft / 126.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced by Park & Bailey. NLI : 1026877



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