



2 West Parkside, Warlingham - CR6 9PT

Guide Price **£1,250,000**





2 West Parkside

Warlingham, Warlingham

Offered with no onward chain is this stunning five bedroom (two ensuite) detached family home with three reception rooms a conservatory and a kitchen/breakfast situated in the highly regarded gated Greatpark development. Viewing is highly recommended. Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached 5 bedroom family home
- Three bathrooms
- Lounge
- Dining Room
- Study
- Kitchen/Breakfast room
- Utility Room
- Double garage
- Family Bathroom
- 84 Acres of communal grounds
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Welcome to this stunning 5-bedroom detached house situated in a lovely close on the highly sought-after Greatpark. Offering an abundance of space, this property is ideal for those seeking a spacious family home in an enviable setting.

Upon entering the property, you are greeted by a spacious entrance hall, exuding elegance and sophistication. The ground floor boasts a spacious lounge accessed via double doors from the entrance hall, a gas fire creates a lovely cosy feel. Located off the Lounge is a double glazed conservatory over looking the rear garden.

The kitchen/breakfast room features a range of fitted units, making it a haven for any aspiring chef. The kitchen also has double doors leading to the conservatory making it ideal for a dining room.

This property boasts several practical spaces, such as a study or home office, perfect for those looking for a quiet space to work or study, and a formal dining room which would also make a great family room if preferred.

Moving upstairs, you will find five generously proportioned bedrooms. The master bedroom includes an en-suite shower room, and a range of fitted wardrobes. The second bedroom also has its own ensuite bathroom and built in wardrobes. The remaining bedrooms are equally spacious and benefit from an abundance of natural light, two also have built in wardrobes.

In addition to the bedrooms, A well-appointed family bathroom with bath and shower cubical completes the upper level.

The indulgent features of this property continue outdoors, with a private garden providing the perfect space for outdoor entertaining, with mature trees and shrubs with gated side access.

Situated in a desirable location, this property is set within 84 acres of private park like grounds to include a children's playground, tennis courts and lovely wooded walks.

Overall, this remarkable 5-bedroom detached house offers a spacious family home located in a desirable location. With its grand entrance hall, spacious reception rooms and a kitchen/breakfast room, generous bedrooms two having en-suite bathrooms, and a private garden, this property is the epitome of modern living. Ideal for a growing family or those seeking a serene retreat. Don't miss the opportunity to make this exceptional property your new home.

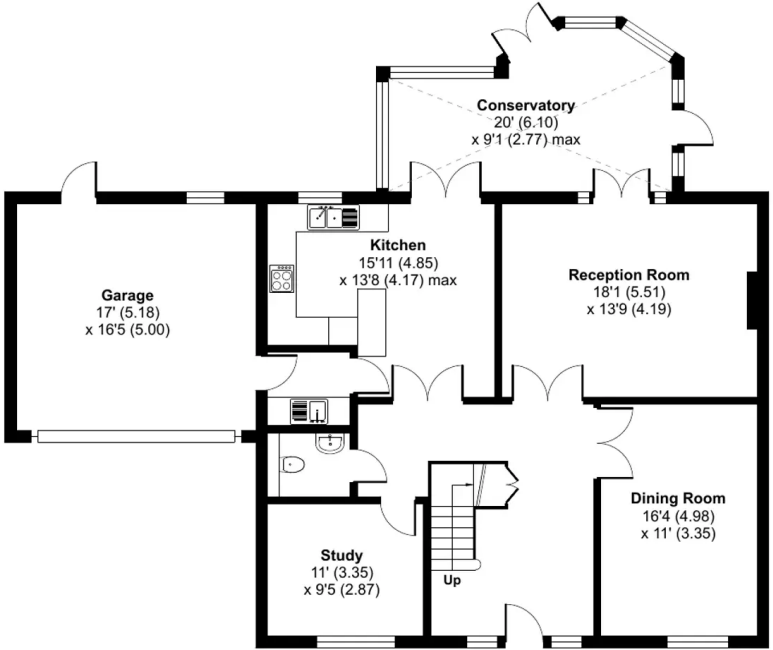
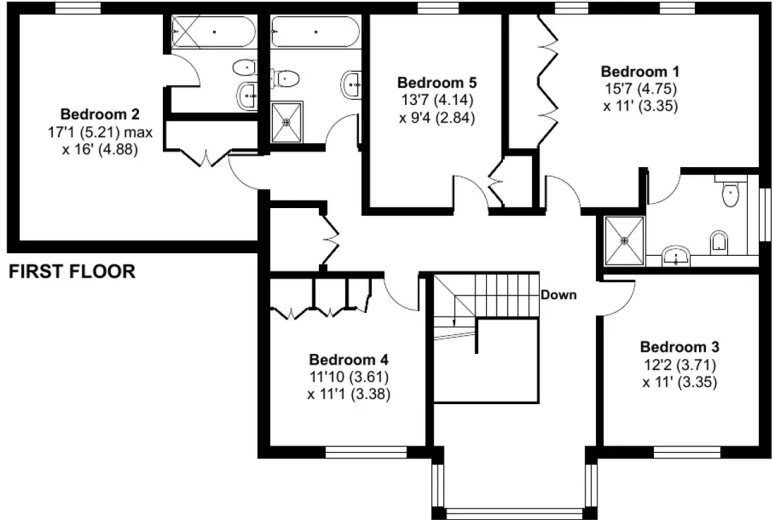
The property is located in Greatpark a gated private housing development set in 84 acres of park like grounds to include residents tennis courts, cricket pavilion, playground for the under and protected woodland.



West Parkside, Warlingham, CR6

Approximate Area = 2638 sq ft / 245 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 2907 sq ft / 269.9 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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