



2 Boxwood Way, Warlingham – CR6 9SB

Guide Price **£495,000**





2 Boxwood Way

Warlingham

A two bedroom extended semi detached bungalow with lounge/dining room and kitchen/breakfast room. Situated in a convenient location within a short walk of Warlingham Village Green.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi Detached Bungalow
- Lounge/Dining Room
- Two Bedrooms
- Study
- Kitchen/Breakfast Room
- Shower Room (formally a bedroom)
- Off Street Parking



Charming Two Bedroom Semi-Detached Bungalow | Extended Living Space | Prime Warlingham Location

Situated in a sought-after and convenient location just a short stroll from Warlingham Village Green, this well-presented two-bedroom semi-detached bungalow offers flexible and spacious accommodation with the potential to reconfigure to suit individual needs.

Accommodation:

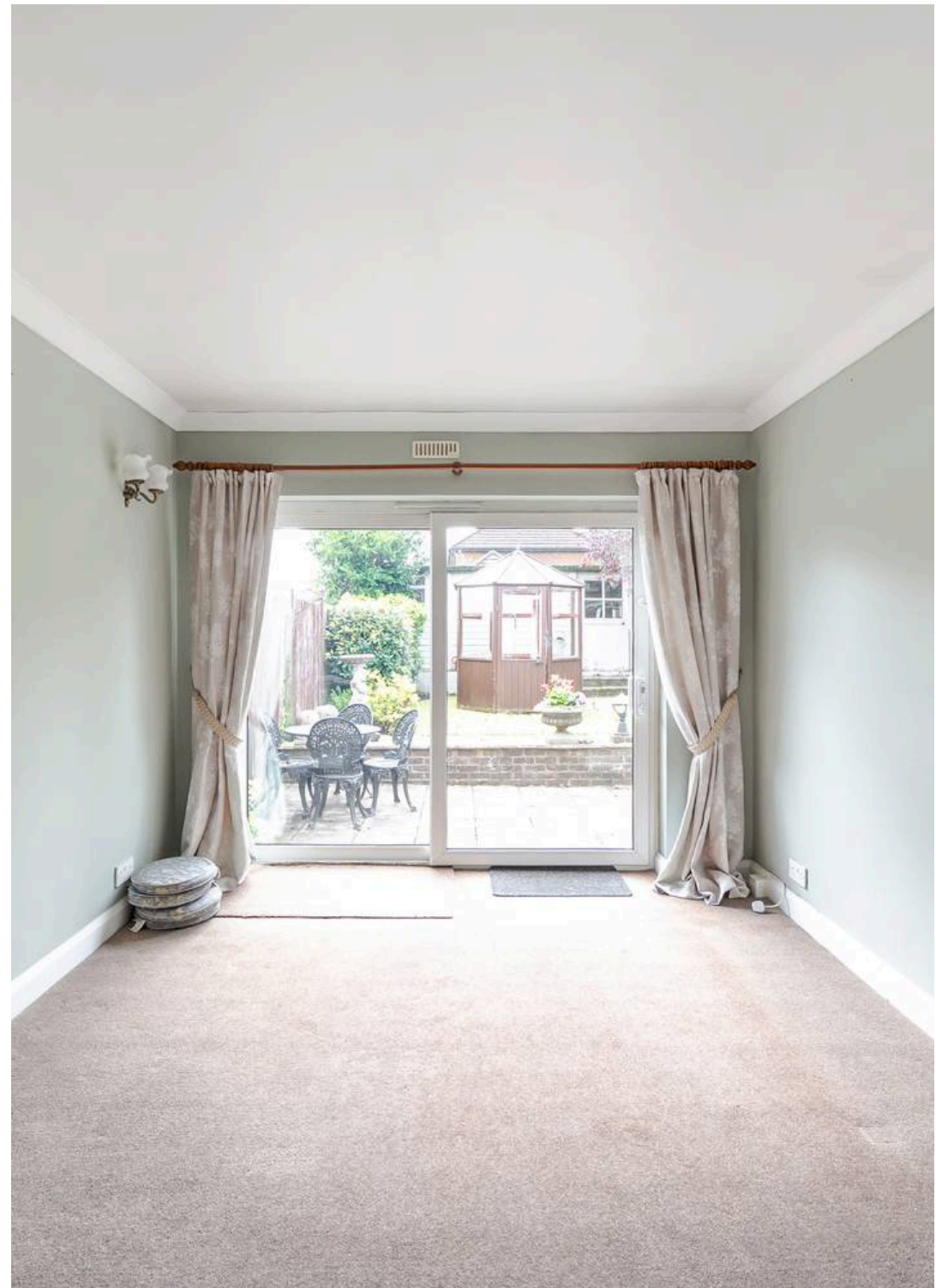
- A welcoming entrance hall provides access to all rooms.
- The lounge has been extended to the rear to create a generous dining/sitting area, with patio doors opening onto the rear garden, perfect for entertaining or relaxing.
- The kitchen has also been extended to form a bright and spacious kitchen/breakfast room, offering ample storage and workspace.
- The main bedroom is a good-sized double room with a bay window to the front aspect.
- There is a second double bedroom, ideal for guests or family.
- A study, formerly the bathroom, offers flexibility and could be reinstated as a bathroom if required.
- The current shower room, formerly the third bedroom, is spacious and could also be converted back depending on preference.

Outside:

- To the front is a block-paved driveway providing off-street parking.
 - The rear garden features a patio area leading to a level lawn, bordered by mature flower and shrub beds, offering a private and peaceful retreat.
- Located within easy reach of Warlingham's shops, cafés, and amenities, as well as good transport links, this versatile bungalow is ideal for those seeking single-storey living with scope to personalise.

Early viewing is highly recommended.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of





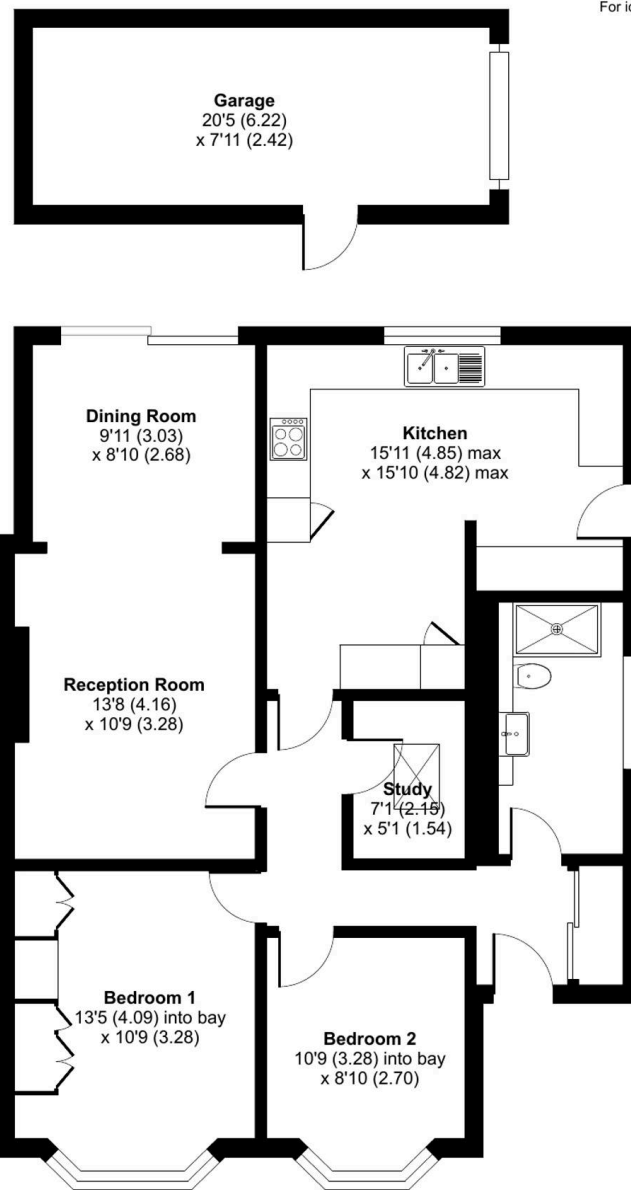
Boxwood Way, Warlingham, CR6

Approximate Area = 921 sq ft / 85.5 sq m

Garage = 162 sq ft / 15 sq m

Total = 1083 sq ft / 100.5 sq m

For identification only - Not to scale



GROUND FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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

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