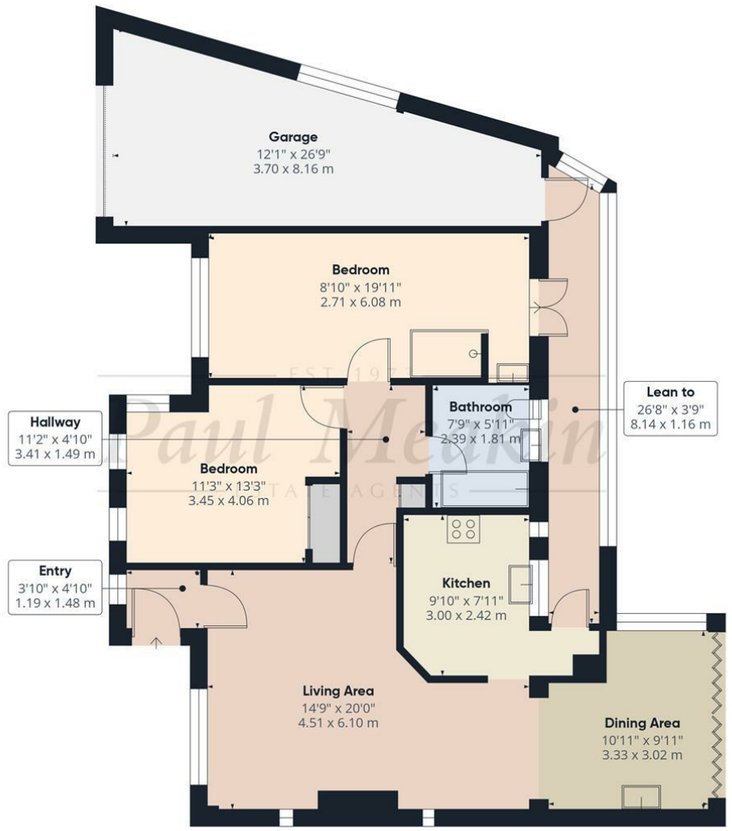
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Approximate total area(1)

1198 ft²

111.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Porch

Living area
20' x 14'9 (6.10m x 4.50m)

Dining area
10'11 x 9'11 (3.33m x 3.02m)

Kitchen
9'10 x 7'11 (3.00m x 2.41m)

Lean to
26'8 x 3'9 (8.13m x 1.14m)

Bedroom
13'3 x 11'3 (4.04m x 3.43m)

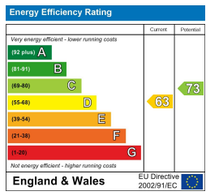
Bedroom
19'11 x 8'10 (6.07m x 2.69m)

Bathroom
7'9 x 5'11 (2.36m x 1.80m)

Garden

Garage
26'9 x 12'1 (8.15m x 3.68m)

Driveway





TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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£525,000 - £550,000 Kingswood Lane, Warlingham, CR6 9AE



Price range £525,000 - £550,000. Nestled in the desirable area of Kingswood Lane, Warlingham, this rarely available chain free two double bedroom detached house presents an exceptional opportunity for both families and investors alike. Set on a level plot, the property features an in and out driveway, providing ample parking space and convenience.

Located within the Croydon borough, this home is just a short stroll from the local shops at Hamsey Green, making it ideal for those who appreciate easy access to amenities. The property offers significant potential for extension, subject to planning permission, with the possibility of creating additional bedrooms in the loft space, allowing you to tailor the home to your needs.



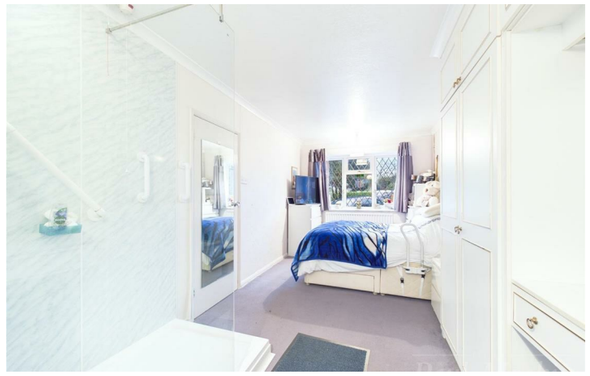
Internally, the house boasts a bright and spacious living room that invites natural light, creating a warm and welcoming atmosphere. The dual aspect dining area provides direct access to a well-maintained level garden, perfect for outdoor entertaining or simply enjoying the fresh air. The refitted kitchen is equipped with built-in appliances and leads to a lean-to, which offers further access to a workshop and garage, enhancing the practicality of the home.

This property is chain free, making it an attractive option for those looking to move quickly. We highly recommend a viewing to fully appreciate the location, potential, and generous size of this delightful home. Don't miss out on the chance to make this property your own.

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- Chain Free
- Detached bungalow with scope to extend STPP
- Located within the Croydon borough
- Two double bedrooms
- Refitted kichen
- Good sized living area
- Mature garden
- Level plot
- Great location





















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