

# WOODS

## Land and Estate Agents

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**105 WESTHALL ROAD, WARLINGHAM, SURREY CR6 9HG**



**A GEORGIAN STYLE DETACHED FAMILY HOUSE IN A  
POPULAR ROAD WITHIN A MILE OF UPPER  
WARLINGHAM STATION**

**PRICE: £625,000 FREEHOLD**

**Directions:** From Warlingham Green turn into the Westhall Road, proceed for approximately three quarters of a mile and number 105 is on the right hand side.

**Situation:** 105 Westhall Road is located within a mile of Warlingham village centre, where there is a good range of shops and amenities, pubs and restaurants. The bus service at Warlingham Green gives regular access to Croydon and the local surrounding area and there is also a bus service in the Westhall Road travelling to Whyteleafe and Caterham. Upper Warlingham train station is within one mile and provides good commuter service to East Croydon, the City and central London. There are also train stations at Whyteleafe and Woldingham. The M25 motorway can be accessed at Junction 6, Godstone which is approximately four miles away. There are also a variety of schools for all ages within a four mile radius, sports and recreational facilities, equestrian clubs and golf courses.

The accommodation, with approximate dimensions comprises:

**FULLY ENCLOSED ENTRANCE PORCH:** With glazed windows to either side.

**SPACIOUS ENTRANCE HALL 15'5 x 14'5 max (4.7m x 4.39m):** Concealed radiator with ornate panelling. Arched ornamental display recess. Meter cupboard. Marble tiled floor. Understairs storage cupboard. Split Level Staircase rising to First Floor Landing.

**CLOAKROOM:** With low level w.c. Wall mounted wash hand basin. Tiled walls. Frosted sash window. Radiator.

**SITTING ROOM 23'9 x 14'7 (7.24m x 4.44m):** A triple aspect room with arched sash windows to front. Additional windows to rear and glazed double doors and wing lights leading to Rear Garden. Open fireplace with raised granite hearth and ornamental carved wood mantelpiece. Two double radiators. Glazed double doors to: Dining Room.



**DINING ROOM 12'2 x 10'10 (3.71m x 3.3m):** Rounded bay window overlooking rear garden. Radiator concealed with ornate panelling. Door to: Entrance Hall.

**KITCHEN 18'1 x 9'0 (5.51m x 2.74m)** Fitted with an extensive range of cupboards, drawers and shelves, including glass fronted display cabinets. Granite work tops with inset one and a half bowl ceramic sink with mixer tap. Four ring ceramic electric hob with double oven below and concealed extractor hood above. Integrated fridge and dishwasher. Wood flooring. Low voltage lighting. Windows and glazed double doors to Rear Garden. Archway leading to:



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**BREAKFAST/FAMILY ROOM 16'2 x 13'9 (4.93m x 3.96m):** Two arched sash windows to front. Two double radiators. Wood flooring. Low voltage lighting. Door to: Utility Room and Integral Double Garage.



*Kitchen*



*Breakfast/Family Room*

**UTILITY ROOM 17'7 max x 4'6(5.36m max x 1.37m):** Fitted with base cupboards and work surfaces with stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Space for upright fridge/freezer. Low voltage lighting. Double glazed window overlooking front garden. Door to: Integral Double Garage.

Split Level **STAIRCASE** with sash window to front leading to **GALLERIED LANDING:** With loft access **MASTER BEDROOM SUITE - 14'1 x 11'0 (4.29m x 3.35m)** Window overlooking rear garden. Double radiator. Ornamental arch leading to: **DRESSING ROOM 8'8 x 7'0 (2.64m x 2.13m):** With fitted range of wardrobes and matching dressing table. Sash window to front. Door to: **EN-SUITE BATHROOM:** Panelled bath with mixer tap and hand held shower fitting and tinted glass shower screen to side. Pedestal wash hand basin. Bidet. Low level w.c. Radiator. Fully tiled walls. Low voltage lighting. Frosted sash window.



*Master Bedroom Suite*



**BEDROOM 2 - 11'0 x 10'4 (3.35m x 3.15m):** Window to rear garden. Radiator.

**BEDROOM 3 - 9'4 x 9'0 plus wardrobe depth (2.84m x 2.74m plus wardrobe depth):** Two double fitted wardrobes with mirrored fronts. Two sash windows to front and side. Radiator.

**BEDROOM 4 - 11'0 x 7'9 (3.35m x 2.36m)** Window overlooking rear garden. Radiator.

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**BEDROOM 5 - 11'0 x 7'9 including depth of wardrobe (3.35m x 2.36m):** Range of fitted wardrobes to one wall. Radiator. Window to rear garden.

**FAMILY BATHROOM:** Panelled bath with mixer taps and hand held shower with fitted independently operated shower above with glass screen to side. Wall mounted wash hand basin. Low level w.c. Heated towel rail. Fully tiled walls and flooring. Low voltage lighting. Frosted sash window.

**OUTSIDE:** The **Rear Garden** is approximately **60 ft x 55 ft (18.29m x 16.76m)** is west facing and is mainly laid to lawn with herbaceous borders, flower beds, conifer and fruit trees. There is a Patio Area extending to the side of the House with pathways to either side and gate leading to the Front Garden. There is also a Summer House. The **Front of the Property** is bordered by an attractive brick and wrought iron wall with an 'in and out' gravel driveway giving access an area of parking and leading to the **INTEGRAL DOUBLE GARAGE 19'3 x 12'7 (5.87m x 3.84m):** With panelled 'up and over' door, electric power and light. Sash window to side. The Front Garden also has border flower beds, with shrubs and trees.



**More Photographs are available on the website.**

**CURRENT COUNCIL TAX BAND** (Gi) Review Pending Tandridge District Council

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**VIEWING** *Strictly* by appointment with Vendor's Agent

AGENTS NOTE: The agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances, or specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves, etc. And accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specially itemised within these Particulars.