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**101 FARLEIGH ROAD, WARLINGHAM, SURREY, CR6 9EJ.**



- Large Open Plan Lounge/Dining Room
- Two Double Bedrooms
- Third Bedroom/Study
- Landscaped Gardens
- Large Garage Accessed From Rear
- Recently Refurbished
- Bathroom And Shower Room

A Detached Bungalow With an Attractive Landscaped Garden in a Popular Road Backing onto Open Fields and Countryside

PRICE: £379,950

**Directions:** From Warlingham Green turn left into Farleigh Road just after zebra crossing. Continue along for approx. one third of a mile and **No.101** is on the left hand side.

**Situation:** The Bungalow is located within one third of a mile from Warlingham Green which is surrounded by a good range of shops and amenities. There are more extensive facilities at Caterham, Oxted and Croydon. The local bus services give regular access to the surrounding area. There are Mainline Railway Stations at Upper Warlingham, Whyteleafe and Woldingham travelling to Purley, Croydon and Central London.

**The accommodation, with approximate dimensions comprises:**

**Entrance Hall: 11'0 x 6'9 (additional lobby area):** Wood laminate floor. Radiator. Loft access.

**LOUNGE: 17'3 x 10'5 (widening to: 12'5):** Double glazed window to front. Radiator. Wood laminate floor. Continuing through to:

**DINING AREA: 10'10 x 9'3:** Radiator. Double glazed doors to:

**CONSERVATORY: 11'11 x 7'4:** Ceramic tiled floor. Double glazed windows and doors to rear garden.

**KITCHEN AREA: 11'3 x 7'10:** Refitted in 2007 with a good range of wall and base units comprising cupboards drawers and shelves. Granite effect work surfaces and matching breakfast bar with inset 4 ring halogen electric hob with drawers below. Integrated fridge/freezer, dish washer, washing machine and double oven with grill. Stainless steel sink. Extractor fan. Part tiled walls. Ceramic tiled floor. Double glazed window to rear garden.

**BEDROOM 1: 13'2 x 11'10 (narrowing to: 10'0):** Fitted double wardrobes with cupboards above. Double glazed window to front. Radiator.

**BEDROOM 2: 13'2 x 10'3:** Double glazed window to rear garden. Radiator. Fitted double wardrobes with cupboards above.

**STUDY/BEDROOM 3: 6'6 x 6'0:** Double glazed window to front. Radiator.

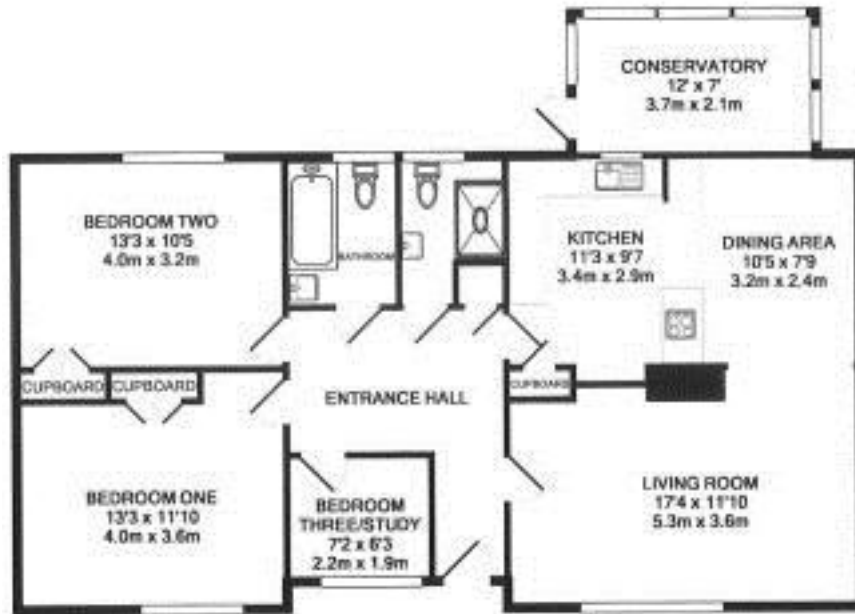
**BATHROOM:** Re-fitted 2007. White suite comprising: panelled bath with mixer tap, hand held shower fitting. Pedestal wash hand basin, low level w.c., chrome heated towel rail. Part tiled walls. Double glazed frosted window. Ceramic tiled floor.

**SEPARATE SHOWER ROOM:** wide shower cubicle with sliding glazed doors. Large shower head and hand held shower fitting. Additional body jets. Wall mounted wash hand basin. Low level w.c. Radiator. Double glazed frosted window.

**OUTSIDE:** The **Front Garden:** is well stocked with a variety of perennial flowers, shrubs and lawn. Pathway leading to front door. **The Rear Garden:** is also well established with lawns, patios, pathways, flower beds and shrubs. Pond. Central sun deck. Pathway to one side leading to front garden. Below the Bungalow is a **LARGE**

**SINGLE GARAGE: 17'8 x 17'4 (narrowing to: 10'0):** Power and light. Up and over door. The Garage can be accessed from a slip road at the bottom of Farleigh Road. Beyond the slip road is open fields and woodland.

**CURRENT COUNCIL TAX BAND F** Tandridge District Council



TOTAL APPROX. FLOOR AREA 91.8 SQ.M. (986 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	66
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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