

WOODS

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20 EGLISE ROAD, WARLINGHAM, SURREY CR6 9SE



**A FIVE BEDROOM DETACHED GEORGIAN STYLE FAMILY HOUSE
IN A SOUGHT AFTER CUL-DE-SAC
WITH A LEVEL, SOUTH WEST FACING REAR GARDEN**

PRICE: £649,995 FREEHOLD

Directions: From Warlingham Green turn left into Farleigh Road and 'Eglise Road' is the second turning on the right approximately a quarter of a mile along.

Situation: Eglise Road is located within a quarter of a mile of Warlingham village centre which offers a good range of local amenities including: Bank, Post Office, Chemist, Supermarket, Garage, Newsagents, Hairdressers, etc. and pubs and restaurants. The bus services in the Limpsfield Road gives regular access to Oxted, Caterham, Redhill and Croydon and stops outside Sanderstead Train Station which gives excellent commuter links to the City and central London. There are also train stations at Upper Warlingham and Whyteleafe. The area is well served with schools for all ages, sports and recreational facilities including several golf courses.

The accommodation, with approximate dimensions comprises:

CANOPIED ENTRANCE PORCH:

BRIGHT AND SPACIOUS ENTRANCE HALL 9'10 x 16'3 max narrowing to 10'5: Rounded bay window to front. Two double radiators. Double coats cupboard with storage shelves above. Central staircase rising to **First Floor Landing**. Understairs storage cupboard. Door to: Integral Double Garage.



CLOAKROOM: White suite comprising low level w.c. Vanity wash hand basin with storage cupboard below. Part tiled walls. Double glazed frosted window. Radiator.

Glazed double doors to **LOUNGE 21'5 x 17'0:** With marble fireplace with 'living flame' coal effect gas fire. Two double radiators. Double glazed french doors with wing lights overlooking **Rear Garden**. Additional full height double glazed window to side. Glazed double doors to:



DINING ROOM 12'10 x 11'3: Double glazed french doors to: **Rear Garden** and additional double glazed full height window to garden. Radiator.

KITCHEN/BREAKFAST ROOM 17'6 x 11'0: Fitted with an extensive range of wall and base units comprising cupboards, drawers and shelves. Work surfaces on three sides extending to a matching breakfast table. Two sets of open corner display shelves. Concealed pelmet lighting. One and a half bowl sink with mixer taps. Integrated Bosch four ring ceramic electric hob with Neff extractor hood above. Neff fan assisted oven with microwave oven above. Bosch dishwasher. Full height larder cupboard. Radiator. Amtico flooring. Double glazed window overlooking the Rear Garden. Part tiled walls. Low voltage down lighters. Door to: **UTILITY ROOM 5'9 x 8'3:** Work surfaces to one wall with fitted stainless steel sink and mixer taps. Double glazed window above sink overlooking the front garden. Part tiled walls. Wall mounted gas boiler. Plumbing for washing machine. Space for tumble dryer. Space for fridge and freezer.



Opening from Kitchen/Breakfast Room to: **FAMILY ROOM 16'4 x 9'8:** A double aspect room with double glazed french doors to Rear Garden and double glazed windows to front. Additional double glazed frosted window to side. Double radiator.

FIRST FLOOR LANDING: With loft access with 'pull down' ladder to fully boarded loft storage area. Double width airing/linen cupboard. Additional cupboard with hot water cylinder.

MASTER BEDROOM SUITE 16'0 x 13'0: Fitted wardrobes to one wall with full height mirrored doors. Pelmet with low voltage down lighters. Two double glazed windows to front. Radiator. Door to: **EN-SUITE BATHROOM 6'5 x 8'1:** With white suite comprising corner bath with mixer taps. Vanity wash hand basin. Low level w.c. Separate fully tiled shower cubicle with Aqualisa shower. Fully tiled walls. Tiled display shelves. Low voltage lighting. Double glazed frosted window to rear garden. Double radiator.



FAMILY BATHROOM: With corner bath with mixer taps and additional hand held shower fitting. Vanity wash hand basin with tiled display shelf to side. Low level w.c. Part tiled walls. Radiator. Double glazed frosted window.

BEDROOM 2 - 13'4 x 14'2 max narrowing to 11'0: Double glazed window to front garden. Radiator. Two fitted double wardrobes with storage cupboard above and dressing table in-between. Door to **EN-SUITE BATHROOM:** With panelled bath. Pedestal wash hand basin. Low level w.c. Double glazed frosted window. Shaver socket. Tiled walls. Radiator.

BEDROOM 3 - 10'1 x 16'6: Two double glazed windows overlooking rear garden. Radiator.

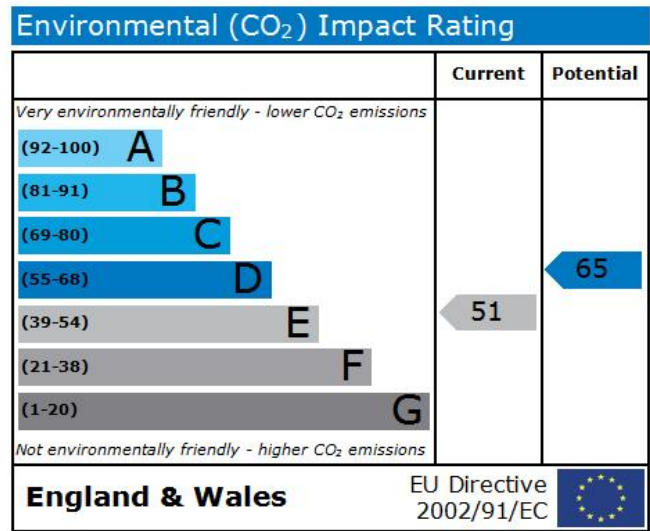
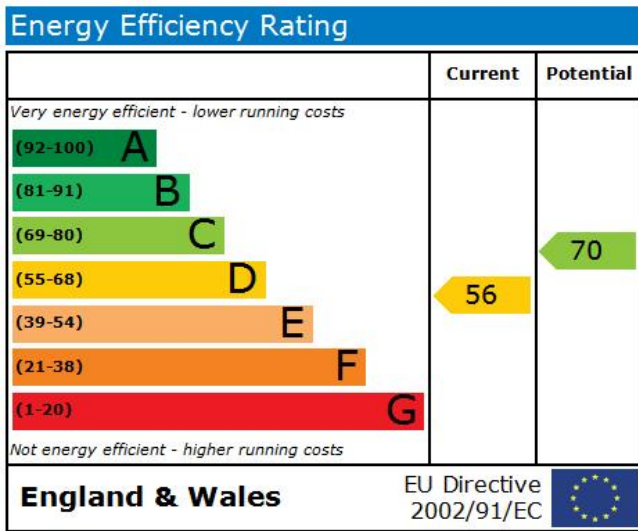
BEDROOM 4 -11'4 x 10'7: Double glazed window to front garden. Radiator. Vanity wash hand basin with display cill and storage shelves underneath.

BEDROOM 5 - 11'4 x 7'3: Double glazed window to rear garden. Radiator.

OUTSIDE: Secluded South West Facing Rear Garden measuring approx. 60 ft x 50 ft mainly laid to lawn bordered on two sides by laurel hedges and shrubs to one side. Paved full width **Patio Area** with steps leading onto the lawn. The patio extends to the side of the house on to a path where a gate leads to the **Front Garden.** Timber shed. External security lighting. External power point.

To the **Front of the Property** there is a **Driveway and Turning Area** leading to an **Integral Double Garage 17'6 x 16'4:** With electrically operated 'up and over door, power and lighting. To the side of the turning area is an area of lawn with a circular flower bed and fir hedges to side. External tap.





CURRENT COUNCIL TAX BAND (G) Review Pending - Tandridge District Council
FIND US ON THE INTERNET - www.woodsproperty.co.uk
E-MAIL: enquiries@woodsproperty.co.uk
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.