



22 Tithepit Shaw Lane, Warlingham, Surrey, CR6 9AL

**Pollard Machin**  
estate agents since 1885

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Offers in Excess of £475,000

### Description

**\*\* No Onward Chain \*\*** A well presented and attractive 3 bedroom semi detached house with an impressive 200' southerly aspect rear garden, fitted kitchen and 13'6 master bedroom with panoramic views across the Whyteleafe Recreation Grounds.

### Accommodation

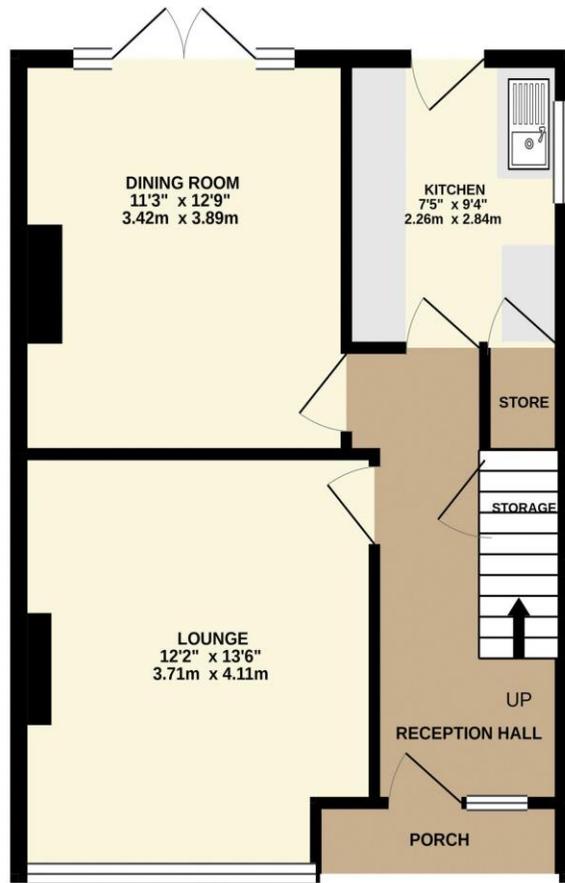
Entrance Porch: Entrance Hall with cupboard under stairs: 13'6 Lounge to the front: 12'9 Dining Room to the rear with patio doors leading to garden: Fitted Kitchen with fridge and dishwasher together with appliance space and door leading out to the patio and garden: 3 Bedrooms with a 13'6 Master Bedroom: Fitted Wardrobes: Bathroom with shower over bath: Gas Central Heating: Double Glazing: 200' Tiered Southerly Aspect Garden with extensive patio area, side access and shed: Garage: Own Driveway: Potential to extend subject to planning and consents.

### Location

Tithepit Shaw Lane is within reach of both Upper Warlingham or Whyteleafe stations, Whyteleafe centre which offers a range of shops, restaurants and bus routes into both Caterham, Purley and surrounding areas together with churches, schools and sports clubs are nearby.



**GROUND FLOOR**  
481 sq.ft. (44.7 sq.m.) approx.



**1ST FLOOR**  
475 sq.ft. (44.1 sq.m.) approx.



**TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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