



24 Alexandra Road, Warlingham, Surrey, CR6 9DU

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Offers Over £425,000

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Offers Over £425,000 | No Onward Chain | Approx. 862 sq ft (80.1 sq m)

EPC Rating D. Council Tax Band D.

Offered to the market in good condition throughout and with no onward chain, this attractive two-bedroom home provides well-balanced accommodation arranged over two floors, ideal for first-time buyers, downsizers or investors alike.

The ground floor features a welcoming entrance hall leading to a bright and comfortable reception room (11'4" x 11'0"), perfect for relaxing or entertaining. To the rear, the property opens into a spacious kitchen with ample worktop and storage space, flowing seamlessly into an impressive dining room (22'4" x 14'7") — a superb area for family gatherings and social occasions with direct access to the garden.

Upstairs, the first floor offers two well-proportioned bedrooms, including a generous principal bedroom (14'5" x 11'2") and a second bedroom (9'6" x 7'7"), ideal as a guest room, nursery or home office. A modern family bathroom completes the accommodation.

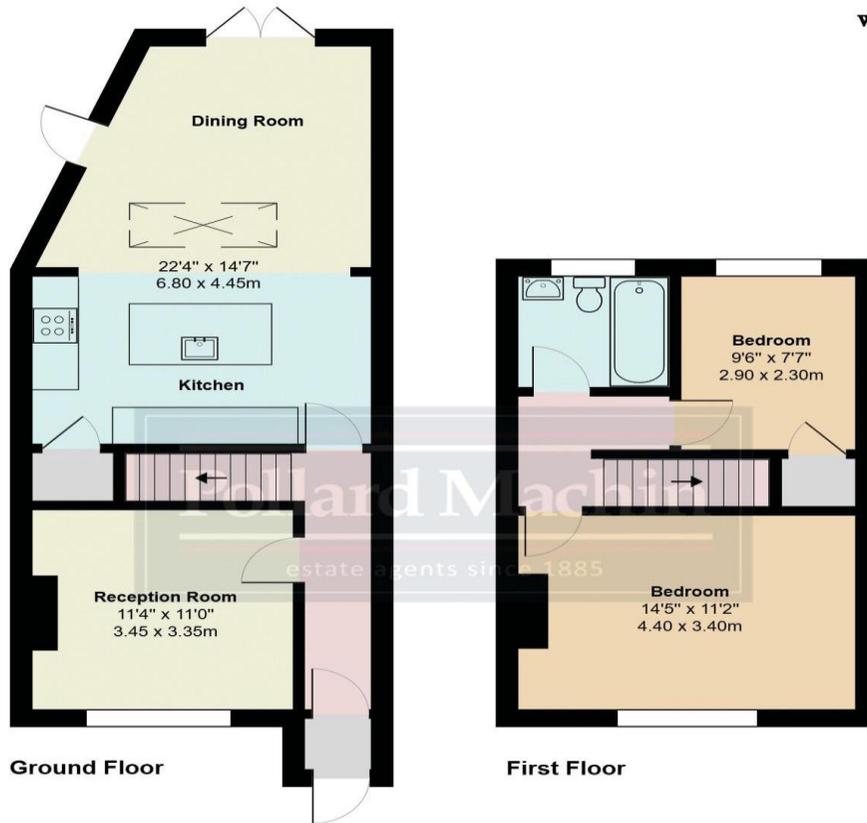
Further benefits include:

- Good decorative order throughout
- Generous dining space overlooking the garden
- Well-proportioned bedrooms
- Approx. 862 sq ft of internal space
- No onward chain

Situated on Alexandra Road, the property is conveniently located for local shops, amenities and well-regarded schools, as well as excellent transport links into London and surrounding areas.

Early viewing is highly recommended to fully appreciate the space and potential this charming home has to offer.





Alexandra Rd, Warlingham CR6
Approx. Gross Internal Area 862sq ft / 80.1sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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