



12 Court Farm Road, Warlingham, Surrey, CR6 9BD

**Pollard Machin**

estate agents since 1885

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Surrey  
CR6 9BD

Offers in Excess of £550,000

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#### Description

No Onward Chain - Introducing this beautifully presented 2 double bedroom detached bungalow, with a mature and landscaped garden, situated in a quiet, family oriented, cul-de-sac. The property has been tastefully decorated throughout, with many original features restored, and has spectacular views from the front and the garden. The bungalow sits on a spacious plot offering significant potential for extension subject to planning & consents.

#### Accommodation

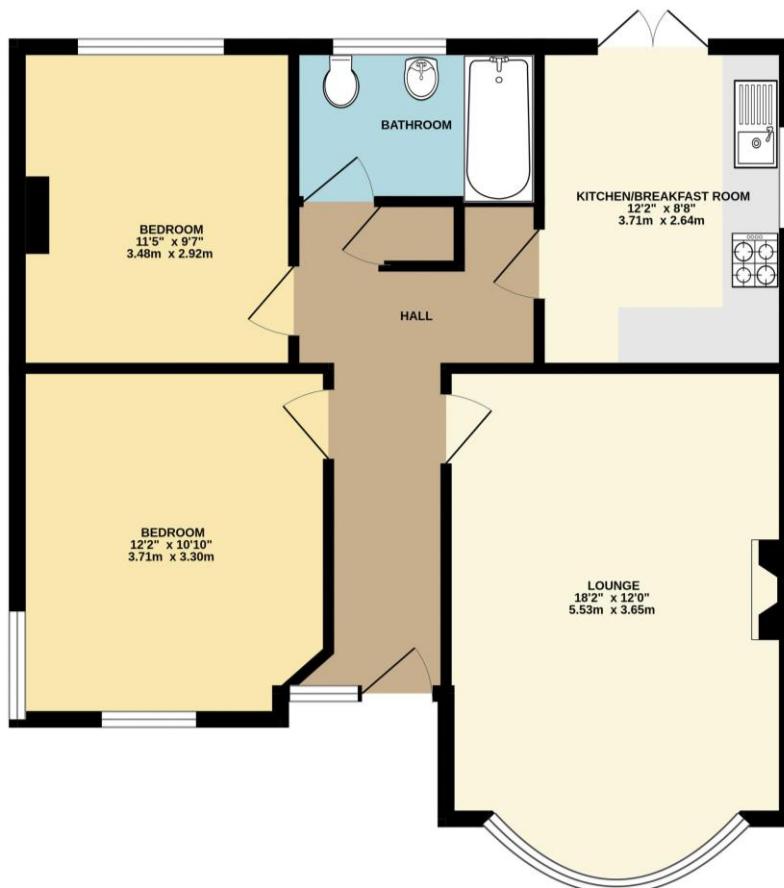
- Spacious reception hall with storage cupboard
- Impressive 18'2 Lounge with deep bay window and original fireplace
- Fitted kitchen with built in oven, hob, and original quarry tile flooring
- 2 Double Bedrooms with the master being 12'2x10'10 and the second being 11'5x9'7
- Family Bathroom with shower over bath
- Mature Rear Garden with patio area, greenhouse, shed, and fruit trees
- Off Street Parking and separate garage
- Gas Central Heating, Double Glazing.

#### Location

Upper Warlingham and Whyteleafe stations are just minutes' walk from the property, offering an easy and efficient commute into London and the surrounding area. The local schools are outstanding, with a strong community feel, and both Whyteleafe and Warlingham offer a diverse array of restaurants, sports facilities, and community events.



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		69   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COURT FARM ROAD

TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) APPROX.

Whilst every attempt has been made to ensure the information 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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