



1 Trenham Drive, Warlingham, Surrey, CR6 9RU

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Trenham Drive  
Warlingham  
Surrey CR6 9RU

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Offers in Excess of £650,000

### Description

#### VENDOR SUITED

An extended four bedroom semi detached house boasting 1302 square feet of flexible accommodation spread over three floors with private driveway and large home office/studio with gym in rear garden. Conveniently located close to Warlingham village with a plethora of shops, restaurants and pubs. EPC Rating D. Council Tax Band E.

### Accommodation

The property comprises; Porch, entrance hall, open plan kitchen with centre island, front living room, dining area, separate utility room and downstairs shower/WC. The first floor consists of two good size double bedrooms, further single bedroom/study and family bathroom. The top floor features the master bedroom with eaves storage, Juliet balcony and en suite shower room. Outside the garden offers low maintenance with a large patio area and small lawn area, there is a large home office/studio with gym to the rear. The front provides off street parking for several vehicles with double gates to the side of the property.

### Location

Trenham Drive is located off Limpsfield Road being within reach of open countryside, Hamsey Green and Warlingham Village shops, restaurants and bars together with the local Sainsbury's, bus service into Croydon, a choice of schools, churches, tennis, golf and cricket clubs.



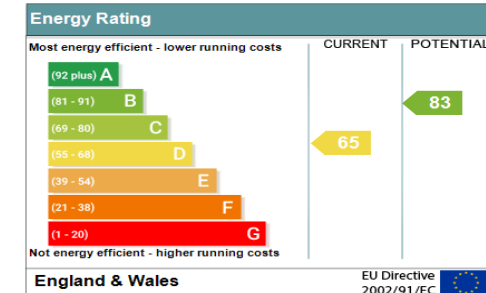


**Trenham Drive, Warlingham, CR6**  
**Approx. Gross Internal Area 1302sq ft / 121sq meters**

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 show.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Address: 1 Trenham Drive, WARLINGHAM, CR6 9RU  
 RRN: 7135-5029-0400-0342-6226



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.

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**Pollard Machin Estate Agents**  
**45 Limpsfield Road**  
**Sanderstead**  
**Surrey**  
**CR2 9LA**  
**Tel: 020 8657 4466**

**Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)**  
**Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)**

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