



**RAYNERS**  
TOWN & COUNTRY

GLEBE ROAD  
WARLINGHAM, SURREY, CR6 9NJ

# 40 GLEBE ROAD

## WARLINGHAM, SURREY, CR6 9NJ

Located in a no through road within walking distance of Warlingham village green is this semi-detached bungalow in need of modernization. Internally, you enter a hallway with two good sized bedrooms surrounding you with the family bathroom directly in front. Continue through the property and you have a kitchen which leads into the garage which is a perfect development opportunity (S.T.P.P) or could be used for storage purposes. There is also garage which then leads onto a conservatory. Externally there is a rear secluded garden with an outbuilding which would be ideal for storage purposes or a home office and to the front a driveway.

Warlingham green has an array of coffee shops, restaurants and other local amenities.

Call now to view.







Total Area: 92.3 m<sup>2</sup> ... 993 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Tenure: Freehold**  
**Local Authority: Tandridge - District Council**  
**Council Tax Band: D**  
**EPC Rating: E**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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