



7 MARTIN CLOSE

WARLINGHAM, SURREY, CR6 9AD

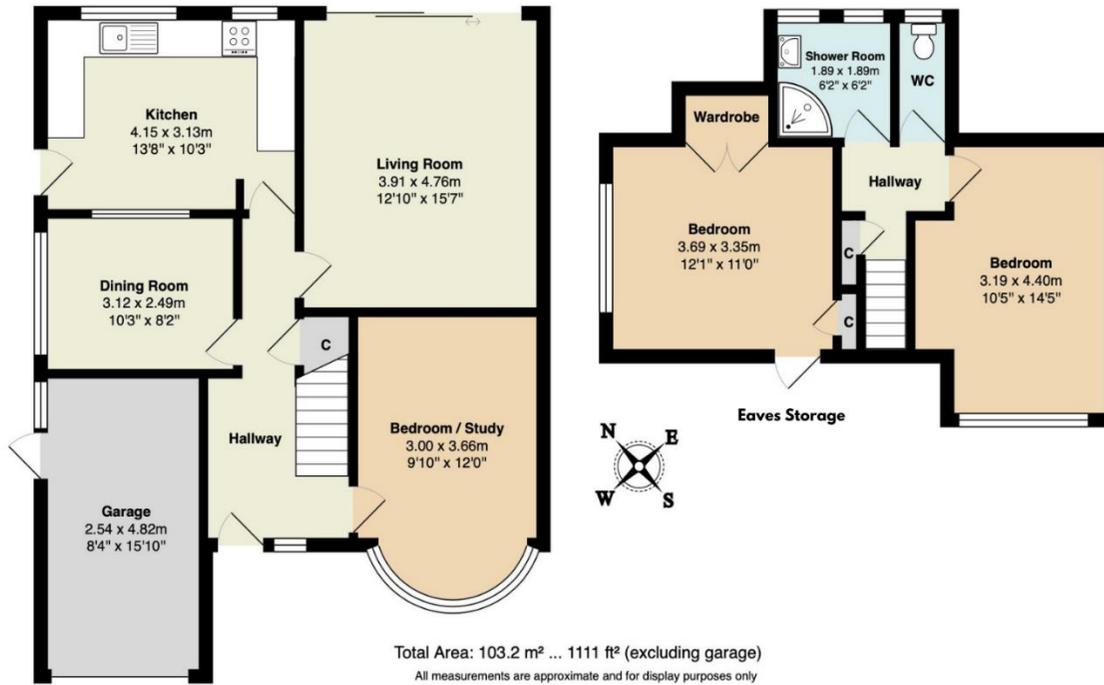
Situated in a quiet cul-de-sac location just off Tithepit Shaw Lane and within walking distance of Hamsey Green shops. This property has come to the market for the first time in many years and would now benefit from a program of refurbishment. The accommodation is very flexible with two bedrooms and a shower room on the first floor and the potential of a further two bedrooms on the ground floor.

There is a spacious kitchen that can accommodate a table and chairs and a nice living room that overlooks the level rear garden. To the front of the property is a private driveway giving access to the garage. Within the catchment area of popular schools including Warlingham and Hamsey Green Juniors. Viewing is highly recommended.





7 Martin Close



Tenure:
Freehold

Local Authority:
Tandridge District Council

Council Tax Band:
E

EPC Rating:
E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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

Caterham
01883 347 446
caterham@raynersproperties.com

Godstone
01883 744 344
godstone@raynerspropertes.com

Warlingham
01883 622 258
warlingham@raynerspropeerties.com

Lettings
01883 622 244
lettings@raynersproperties.com

Land & New Homes
01883 744 344
lnh@raynersproperties.com

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