



**RAYNERS**  
TOWN & COUNTRY

86 HAMSEY GREEN GARDENS,  
WARLINGHAM SURREY, CR6 9RR

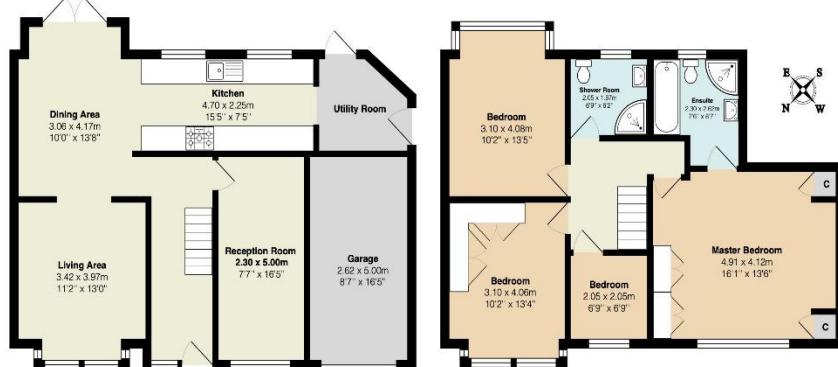
A fabulous 4 bedroom semi detached house situated on a corner plot and in a popular road. The current vendors have extended the property to create a lovely contemporary modern kitchen which opens to a light and airy dining room and living room. Additionally, there is a separate utility room and another reception room giving really flexible accommodation and the scope to convert the garage into even more living space. On the first floor are the original 3 bedrooms and a family shower room with the extension providing a spacious main bedroom with an en-suite bathroom. The house is decorated in neutral tones throughout making this an ideal family home.

The property is surrounded by numerous local amenities including the frequent 403 bus service offering access to Warlingham, Sanderstead and Croydon. There is a good selection of local shops including Sainsburys and Waitrose as well as some popular eateries and coffee shops. Excellent rail links are available at numerous local stations including Upper Warlingham, Whyteleafe, Caterham, Sanderstead and Riddlesdown. Within the catchment area of highly regarded schools at both primary and secondary level. Viewing is HIGHLY RECOMMENDED





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Total Area: 145.3 m<sup>2</sup> ... 1564 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: D**

**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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