



RAYNERS
TOWN & COUNTRY

MARTIN CLOSE
WARLINGHAM, SURREY, CR6 9AD

22 MARTIN CLOSE

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£525,000

Rayners are delighted to offer to the market this three bedroom semi-detached family home, located in a popular cul-de-sac just off Tithepit Shaw Lane. This home is within walking distance to Hamsey Green which offers local amenities including restaurants, hairdressers and convenience stores.

The property requires some modernisation but offers fantastic space throughout. To the ground floor is a hallway, leading onto an open plan living/dining area and a fitted kitchen, cloakroom and a conservatory taking you out onto a level and good sized garden. Upstairs, there are three bedrooms and a family bathroom. There is a possibility to extend further, subject to planning permission.

There is also the benefit of a private driveway giving access to the garage. Located close by are Upper Warlingham and Whyteleafe Train Stations (Zone 6) with trains that take you directly into London. The property is also in the catchment area of popular schools including Warlingham and Hamsey Green Juniors. Viewing is highly recommended.







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

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