



RAYNERS
TOWN & COUNTRY

17 BAYARDS
WARLINGHAM, SURREY, CR6 9BP

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Guide Price £1,100,000

This Beautifully presented four-bedroom detached home is ideally situated in a quiet cul-de-sac location, within walking distance of Warlingham Green and its charming selection of shops, cafés, and local amenities. The property offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

At the heart of the home is a stylish kitchen and breakfast room, fitted with contemporary units. A separate living room provides a comfortable and relaxing space, while a dedicated office is ideal for those working from home. The inviting garden room, accessed from the lounge, creates a seamless flow between indoor and outdoor living. Additional ground floor features include a garden room, a utility room, and a convenient downstairs WC.

Upstairs, there are four bedrooms, including a generous master bedroom with a modern en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from a neatly kept front lawn and a driveway providing parking for several vehicles, along with a double garage and useful outside storage space. The rear garden features a patio area, lawn, and a small heated swimming pool—perfect for entertaining or relaxing in warmer weather.

Located within easy reach of excellent transport links, including Upper Warlingham and Whyteleafe train stations, this impressive home combines space, style, and convenience, making it an outstanding choice for families seeking a high-quality property in a desirable and well-connected setting.





