

RAYNERS

I7 BAYARDS WARLINGHAM, SURREY, CR6 9BP

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.

























Tenure: Freehold Local Authority: Tandridge District Council Council Tax Band: G EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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