



**RAYNERS**  
TOWN & COUNTRY

76 Hamsey Green Gardens  
WARLINGHAM, SURREY, CR6 9RR

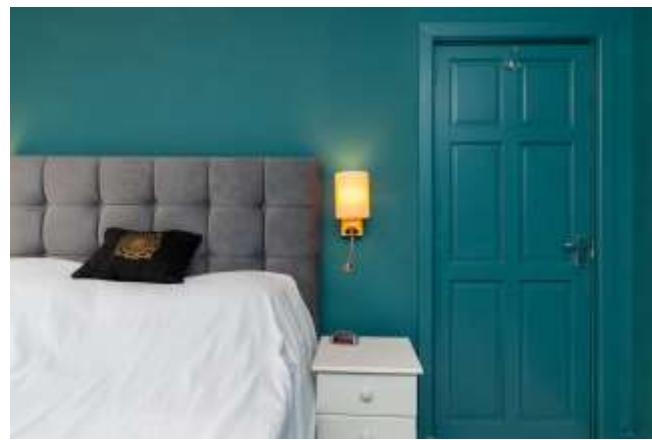
This well-presented three-bedroom semi-detached family home is conveniently located close to local shops in both Hamsey Green and Warlingham.

The ground floor features a bright and spacious front reception room, along with a modern open-plan kitchen/dining area that was fully refurbished recently. The kitchen includes underfloor heating, as does the downstairs WC.

Upstairs, the property offers three bedrooms, two doubles with fitted wardrobes, and a single, as well as a contemporary family bathroom.

Outside, the rear garden boasts a level lawn and a patio area, ideal for outdoor entertaining. The front of the property provides ample off-street parking for 2 cars and a driveway leading to a garage. We have been advised that the boiler was replaced in December 2020. This home must be viewed to be fully appreciated.





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**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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