

Plot A, 81 Westhall Road



Plots A and B, 81 Westhall Road

Worthington | Surrey | CR6 9HG



Plot B, 81 Westhall Road



Plots A and B, 81 Westhall Road

Warlingham | Surrey | CR6 9HG

Rayners
ESTATE AGENTS
INCORPORATING **WOODS**

Plots A and B, 81 Westhall Road

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A new development by Cairstan Ltd of two individual detached luxury family homes in a prestigious position and ready for occupation autumn 2012.

Price On Application

Each of these brand new detached family homes offers very spacious accommodation with an excellent specification throughout. The gardens are landscaped and each house has a double garage and parking.

*The kitchens and fitted bedroom furniture are supplied by 'Great British Kitchens and Interiors of Sevenoaks'.

*Banham alarm system

*Integrated multimedia cabling and wiring for sound system

*Under floor heating (gas fired boiler)

*Satellite aerial for sky and digital tv, fm and dab

*En suite bathrooms/shower rooms to most bedrooms

*Floor coverings - engineered oak, carpets and ceramic tiles

*Landscaped gardens with lawns, shrubs, large patio areas and external lighting

*Natural oak finished internal doors

*Double glazing

*10 Year NHBC warranty



Plot A Photographs

PLOT A Accommodation: -

Ground Floor

Spacious Entrance Hall

Sitting Room

Dining Room

Garden Room

Cloakroom

Family Room/Kitchen

Utility Room

Study

First Floor Landing:

Master Bedroom - En-suite Bathroom/Shower Room and Dressing Room

Bedroom 2, 3 and 4 - En-suite Shower Rooms to all bedrooms

Second Floor Landing

Bedrooms 5 and 6

Shower Room



PLOT B Accommodation: -

Ground Floor

Spacious Entrance Hall

Dining Room

Sitting Room

Reception/TV Room

Cloakroom

Kitchen/Breakfast Room

Utility Room

First Floor Landing

Master Bedroom with En-suite Shower Room

Bedrooms 2, 3,

Bedrooms 4 and 5 with En-Suite Shower Rooms

Family Bathroom



Plot B Photographs

Location

The development is situated in a prime location in Warlingham's most favoured residential area. Warlingham village is less than a mile away where there is a range of shops and amenities, pubs and restaurants. There are also sports clubs and excellent golf courses in the Warlingham area. There is a good choice of schools, both primary/senior, state or public in the area. Upper Warlingham and Whyteleafe mainline railway stations are about a half mile away and provide fast access to Croydon and Central London. Gatwick airport is about half an hour's drive with access to the M25 only four miles away. Warlingham adjoins extensive greenbelt countryside.

Directions

From Warlingham Green, turn into Westhall Road. After approx one mile the development will be found on the right hand side.

Viewing strictly by appointment through



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Warlingham Office:

2 Glebe Road, Warlingham

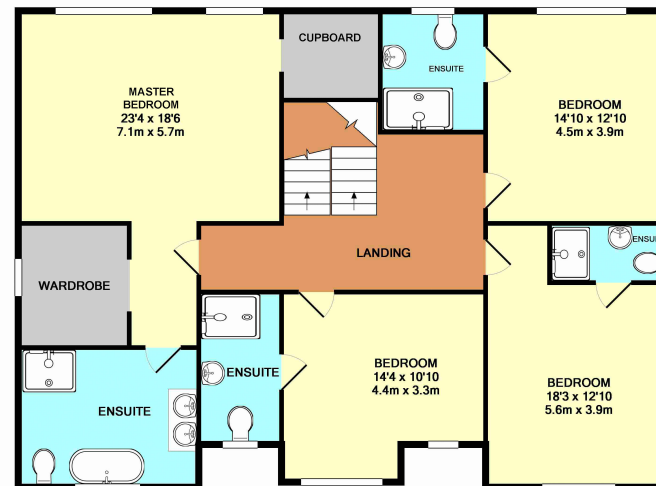
Surrey CR6 9NJ

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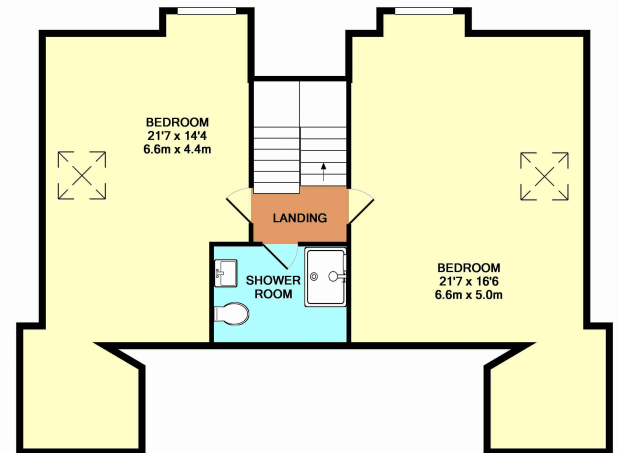
Floor plan Plot A, 81 Westhall Road



GROUND FLOOR
APPROX. FLOOR
AREA 1780 SQ.FT.
(162.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1478 SQ.FT.
(137.3 SQ.M.)



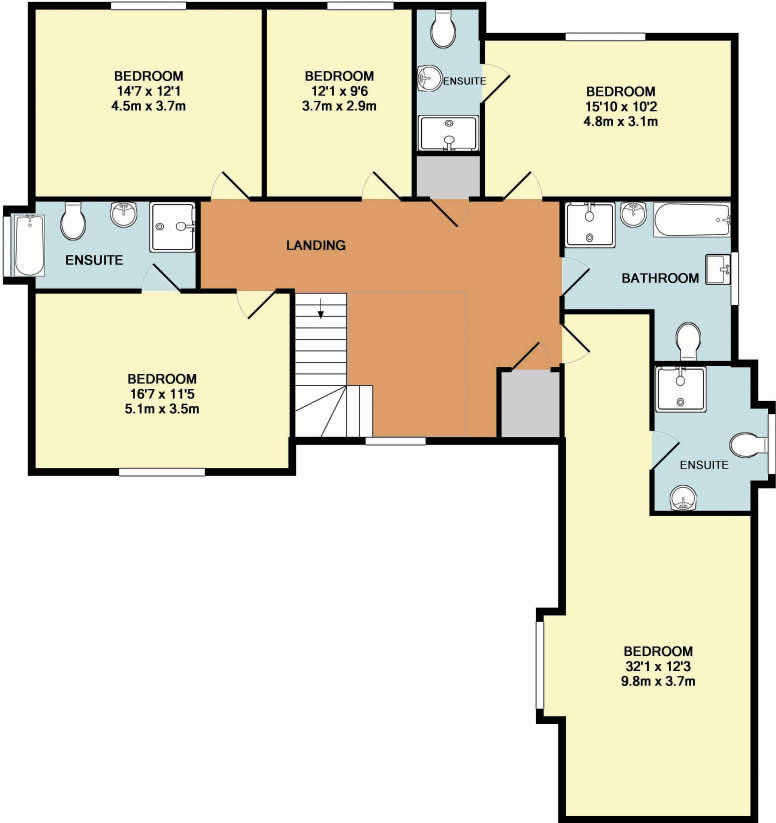
2ND FLOOR
APPROX. FLOOR
AREA 952 SQ.FT.
(88.5 SQ.M.)

PLOT A
TOTAL APPROX. FLOOR AREA 4180 SQ.FT. (388.3 SQ.M.)
ALL QUOTED AREAS ARE GROSS INTERNAL FLOOR AREA AND DO NOT INCLUDE GARAGES

Floor plan Plot B, 81 Westhall Road



GROUND FLOOR
APPROX. FLOOR
AREA 1845 SQ.FT.
(171.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1488 SQ.FT.
(138.2 SQ.M.)

PLOT B
TOTAL APPROX. FLOOR AREA 3333 SQ.FT. (309.6 SQ.M.)
ALL QUOTED AREAS ARE GROSS INTERNAL FLOOR AREA AND DO NOT INCLUDE GARAGES