



RAYNERS
TOWN & COUNTRY

ELM CLOSE
WARLINGHAM, SURREY, CR6 9NH

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Fantastic opportunity to purchase this three bedroom semi-detached family house, situated on a corner plot and located in a highly sought after cul-de-sac location, within walking distance to Warlingham Green.

The property provides three bedrooms and a family bathroom with separate w.c to the first floor and two reception rooms and an extended kitchen as well as a study to the ground floor.

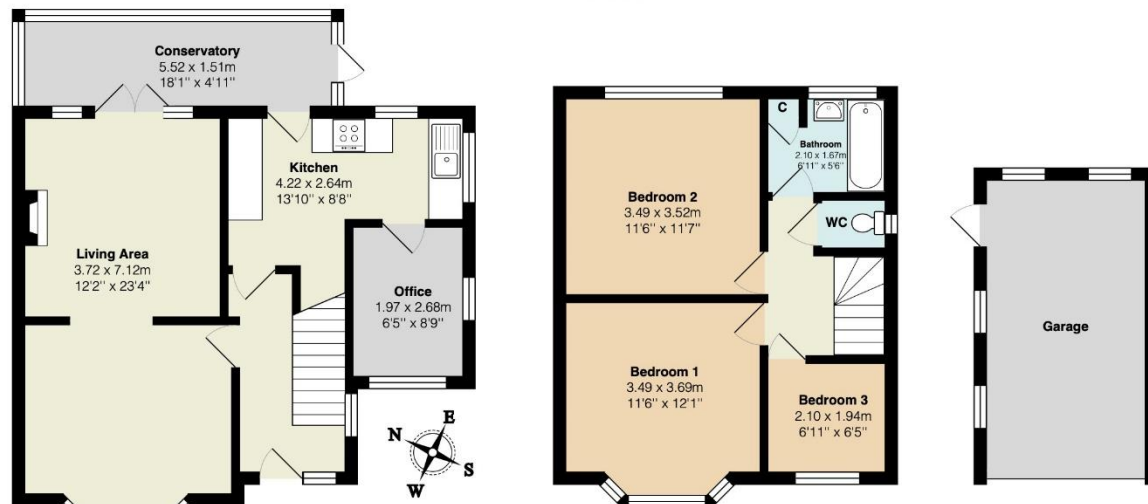
Although in need of modernisation throughout, the property offers lots of potential to update to buyers own tastes, or potentially extend, subject to planning consent.

The property is situated in Warlingham Village which is approximately four miles from the M25 (junction 6) and half a mile from main line railway stations with fast and frequent services to central London. The Village has a range of shops, restaurants and public houses surrounding the village green and a range of education and recreational facilities together with open countryside and close by.





11 Elm Close



Total Area: 98.0 m² ... 1055 ft² (excluding garage)

All measurements are approximate and for display purposes only



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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