



134 Hillbury Road, Warlingham – CR6 9TD

In Excess of £550,000







## 134 Hillbury Road

Warlingham, Warlingham

Well-presented three-bedroom semi-detached home in a prime Warlingham location, offering spacious living, landscaped garden, driveway, garage and versatile garden studio/home office. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three-bedroom semi-detached family home
- Sought-after Hillbury Road location in Warlingham
- Spacious open-plan lounge/dining room
- Fitted kitchen and separate utility room
- Refitted family bathroom with bath and separate shower
- Garage and driveway providing off-street parking
- Versatile garden studio ideal as a home office, gym or games room



Park & Bailey are delighted to present this well-proportioned three-bedroom semi-detached family home, ideally located on the highly regarded Hillbury Road in Warlingham, perfectly positioned between Warlingham Village and Upper Warlingham train station.

#### Accommodation

##### Entrance Hall

A spacious and welcoming hallway providing access to the principal ground floor rooms.

##### Kitchen

Fitted with an extensive range of base and eye-level units, complemented by generous work surfaces and a window overlooking the rear garden. Off the kitchen is a useful **utility room**, which provides direct access to both the rear garden and the attached garage.

##### Living / Dining Room

Created by opening through the original lounge and dining areas, this bright and spacious dual-aspect room features a bay window to the front and sliding patio doors to the rear garden, making it ideal for both family living and entertaining.

##### First Floor

The first floor offers **two good-sized double bedrooms**, a **single bedroom**, and a **refitted family bathroom** fitted with a modern suite including both a bath and a separate shower.

##### Outside

##### Front

To the front of the property is a driveway providing off-street parking, leading to the attached garage.

##### Rear Garden

The landscaped rear garden has been thoughtfully designed with several lawned areas and well-stocked flower beds, creating an attractive and private outdoor space.

##### Garden Studio

A detached garden studio, currently used as a home office, offers excellent versatility and could easily serve as a gym, games room, or hobby space.





# Hillbury Road, Warlingham, CR6

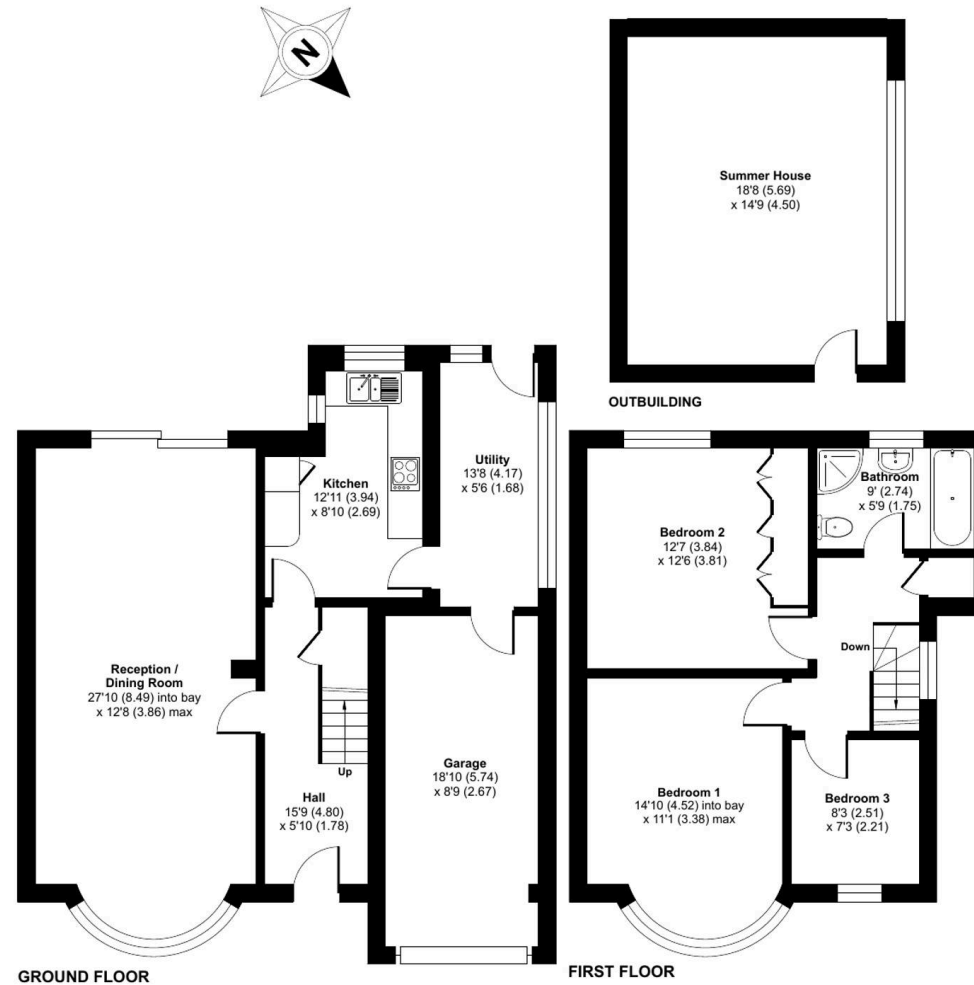
Approximate Area = 1148 sq ft / 106.6 sq m

Garage= 164 sq ft / 15.2 sq m

Outbuilding = 275 sq ft / 25.5 sq m

Total = 1587 sq ft / 147.4 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

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