



**15 Shelton Avenue, Warlingham - CR6 9NF**

Guide Price **£325,000**





## 15 Shelton Avenue

Warlingham

Spacious two double bedroom first-floor maisonette near Warlingham Green with private entrance, modern kitchen/breakfast room, bright lounge and private rear garden.

Council Tax band: C

EPC Energy Efficiency Rating: C

- Two double bedroom first-floor maisonette
- Prime location near Warlingham Green
- Spacious lounge
- Modern fitted kitchen/breakfast room
- White bathroom suite with shower
- Own rear garden
- Useful garden storage shed
- Gas central heating and double glazing



Park & Bailey are pleased to present this attractive two double bedroom first-floor maisonette, ideally located in a prime position close to Warlingham Green. Offering spacious accommodation, its own private entrance and a private garden, this property presents an excellent opportunity for first-time buyers, downsizers or investors.

#### The Property

The property benefits from its own private entrance leading into a useful ground-floor hallway, providing convenient space for coats, shoes and additional storage.

Stairs rise to the first floor where the accommodation is well proportioned and filled with natural light throughout. The spacious lounge offers a comfortable living area, ideal for relaxing or entertaining.

The modern fitted kitchen/breakfast room provides ample storage and workspace, with room for a dining table, making it a practical and sociable space.

There are two generous double bedrooms, both offering excellent accommodation, along with a white bathroom suite complete with shower.

#### Outside

The property further benefits from a private rear garden, providing an ideal outdoor space for relaxing or entertaining, along with a useful storage shed.

Additional features include gas central heating and double glazing throughout.

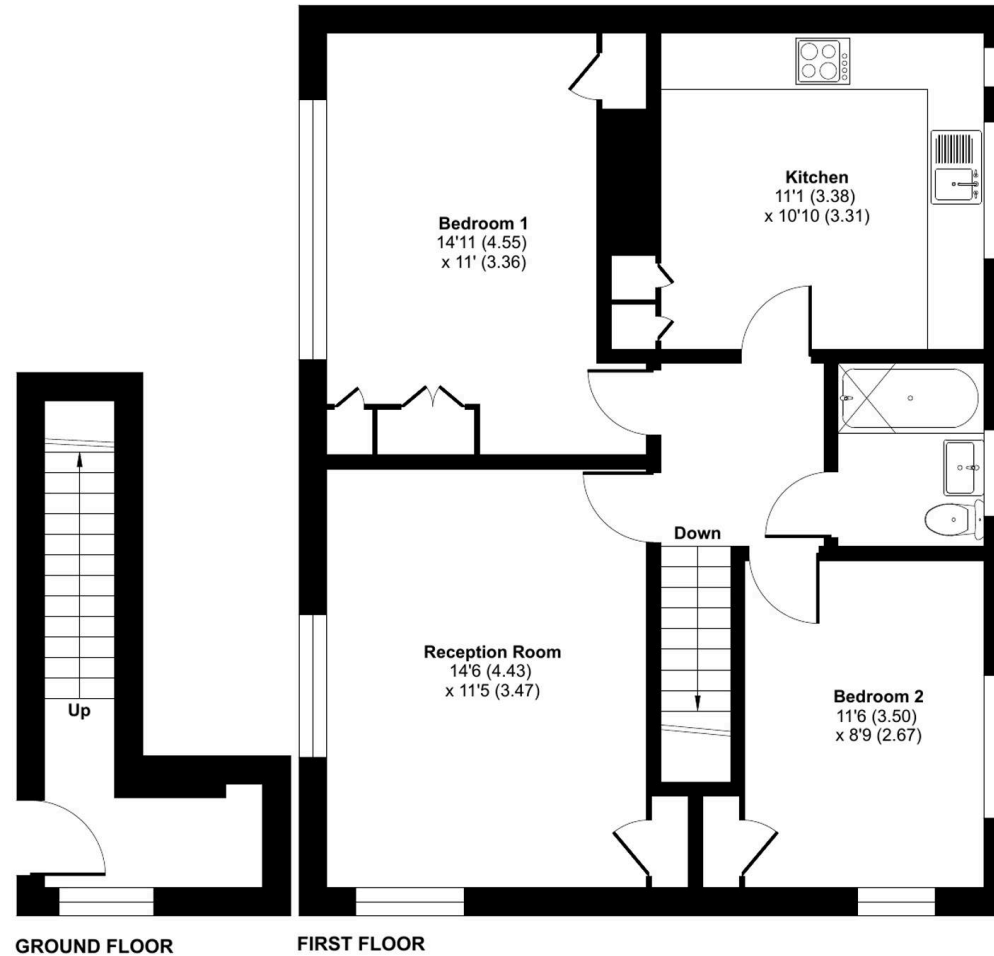
Conveniently located close to the shops, cafés and amenities of Warlingham Green, this well-presented maisonette combines space, comfort and an excellent village location.



# Shelton Avenue, Warlingham, CR6

Approximate Area = 753 sq ft / 69.9 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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