



21 Alexandra Road, Warlingham - CR6 9DW

Guide Price **£475,000**





21 Alexandra Road

Warlingham

Three-bedroom semi-detached family home in Warlingham with open-plan kitchen/diner, separate lounge, useful loft room, private rear garden and block-paved driveway providing off-street parking.

Council Tax band: D

Tenure: Freehold

- Three-bedroom semi-detached family home
- Open-plan kitchen/dining room
- Separate lounge with front aspect window
- Family bathroom
- Useful loft room with Velux window
- Block-paved driveway with off-street parking
- Private rear garden with patio and lawn



Park & Bailey are delighted to present this well-proportioned three-bedroom semi-detached family home, ideally situated on Alexandra Road in **Warlingham**. Offering a useful loft room, open-plan kitchen/diner and off-street parking, this property provides versatile accommodation perfectly suited to modern family living.

The Property

The accommodation briefly comprises a welcoming entrance hall with two generous understairs storage cupboards, providing practical everyday convenience.

A particular highlight of the home is the open-plan kitchen/dining room, created by thoughtfully opening the original layout to form a bright and sociable space. The kitchen area flows seamlessly into the dining space, with patio doors opening directly onto the rear garden – ideal for both entertaining and family life.

An opening from the dining area leads into the comfortable lounge, featuring a double-glazed window to the front aspect, creating a cosy yet well-connected reception space.

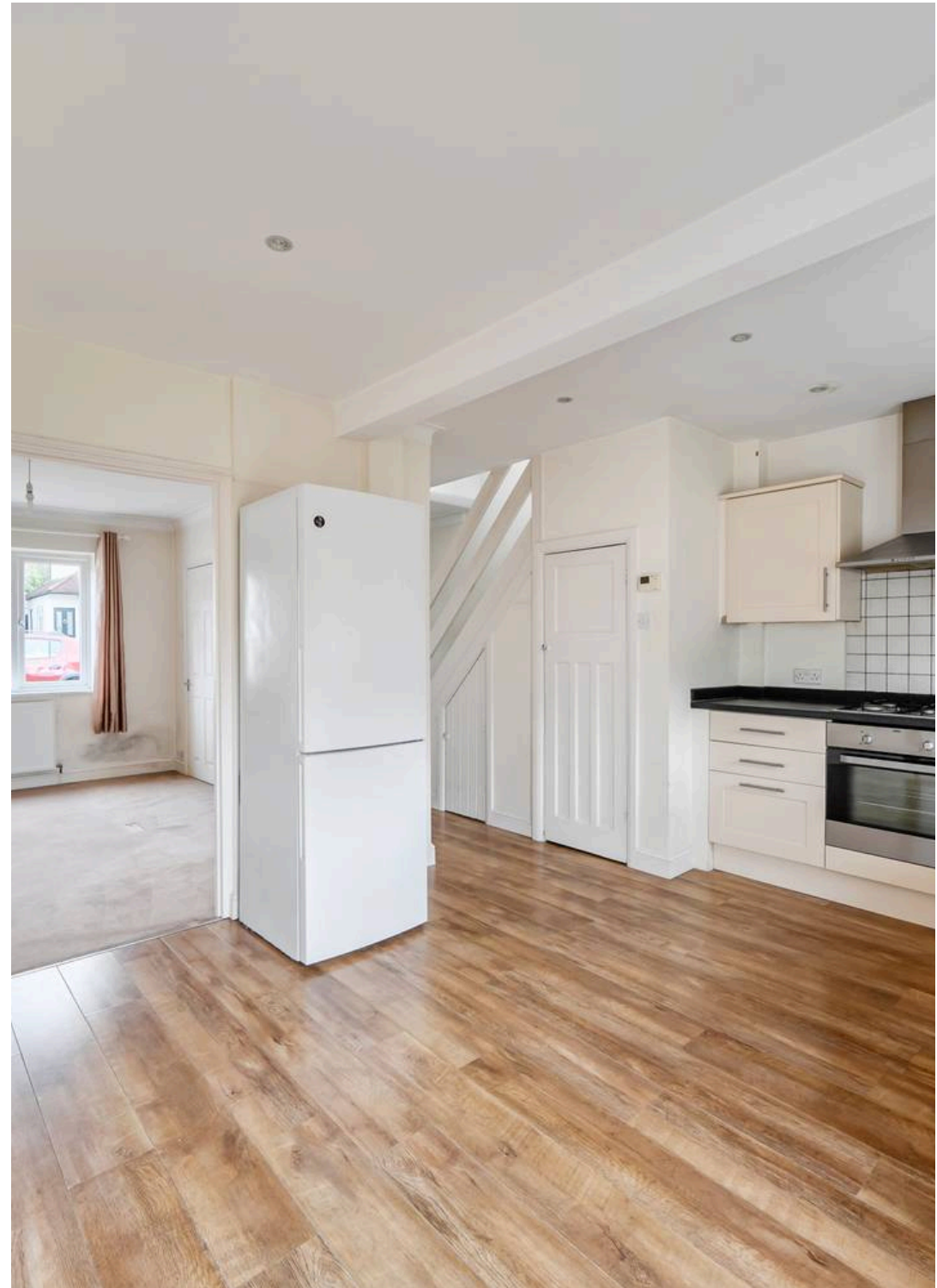
To the first floor, there are three well-proportioned bedrooms alongside a family bathroom fitted with a modern suite. Stairs lead to a useful loft room, complete with Velux window and built-in eaves storage, offering flexibility as a home office, hobby room or occasional guest space.

Outside

To the front, a block-paved driveway provides convenient off-street parking.

The rear garden features a paved patio area, perfect for outdoor dining, leading to the remainder of the garden which is predominantly laid to lawn – an ideal space for children, pets and summer entertaining.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of



Alexandra Road, Warlingham, CR6

Approximate Area = 1019 sq ft / 89.2 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

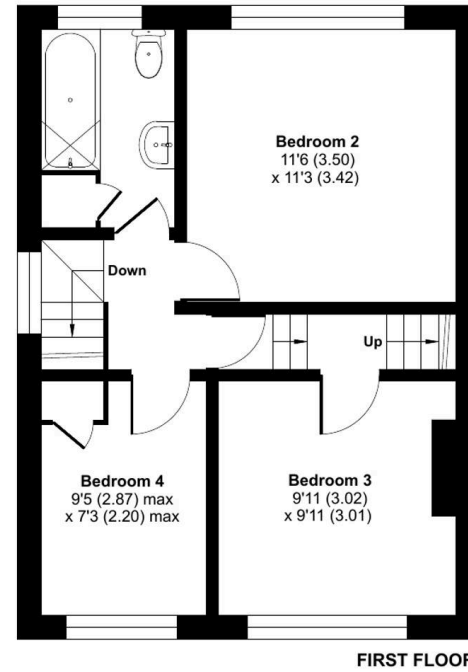
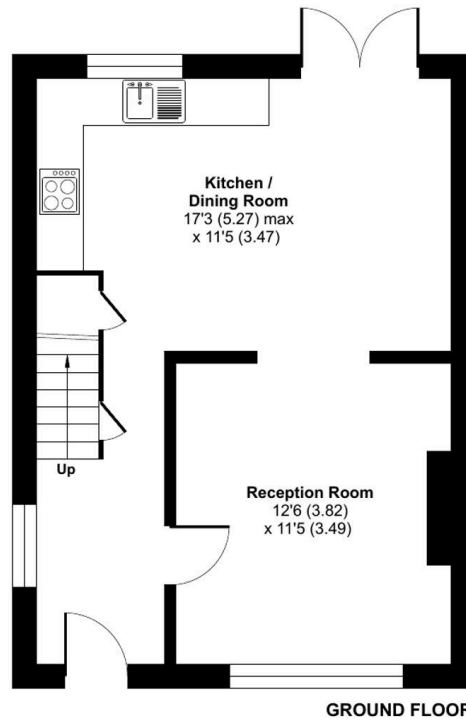
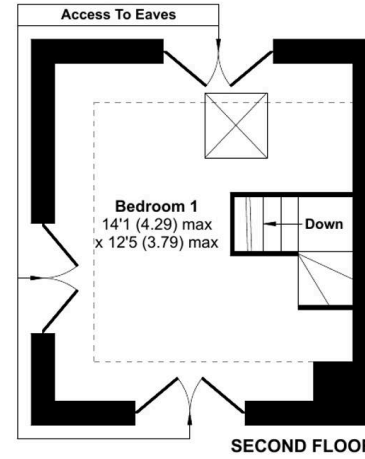
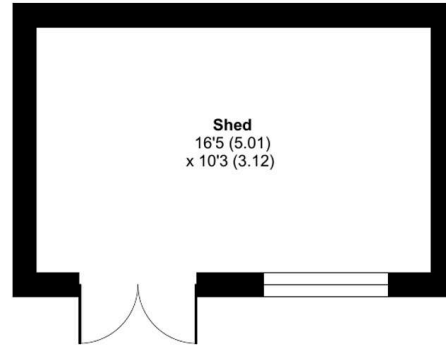
Shed = 168 sq ft / 15.6 sq m

Total = 1187 sq ft / 110.1 sq m

For identification only - Not to scale



Denotes restricted head height





Park & Bailey Warlingham

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As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

