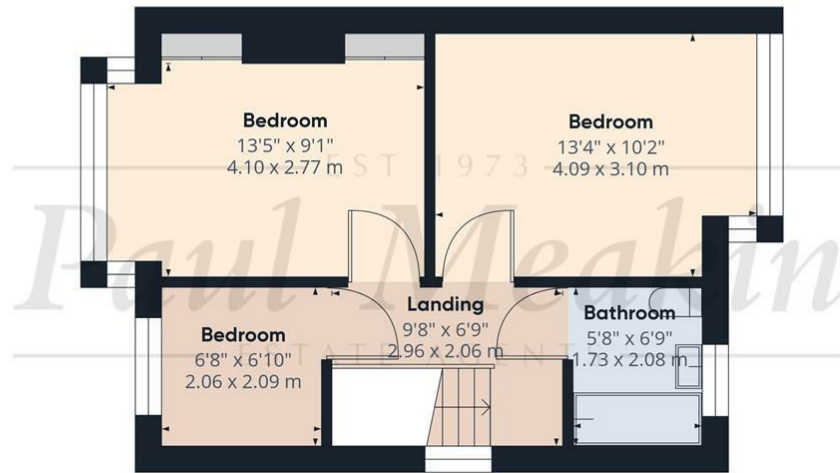


Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 950.99 ft<sup>2</sup>  
 88.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Price Guide £500,000

Hamsey Green Gardens, Warlingham,

CR6 9BQ

Paul Meakin is delighted to market this well presented extended three bedroom family home with shared drive access for off street parking and potential to create private driveway to the front of the house. Situated in a great location close to Hamsey Green shops and a selection of schools, the current owners have extended the property to create an impressive open plan kitchen dining area space with bifold doors to the level south facing garden. The family sitting room is bright and spacious, a useful utility cupboards is provided under the stairs, the first floor offers two double bedrooms a third bedroom / study and a refitted family bathroom. The property is surrounded by numerous local amenities including the frequent 403 bus service offering access to Warlingham, Sanderstead and Croydon. There is a good selection of local shops including Sainsburys and Waitrose as well as some popular eateries and coffee shops. Excellent rail links are available at numerous local stations including Upper Warlingham, Whyteleafe, Caterham, Sanderstead and Riddlesdown. Within the catchment area of highly regarded schools at both primary and secondary level. Your earliest viewing is advised to appreciate location, presentation and size.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- Extended three bedroom with shared driveway
- Open plan kitchen dining area
- Bright and spacious reception
- Level south facing garden
- Refitted bathroom
- Close to Hamsey Green shops
- Viewing advised
- Close to good schools
- Vendors suited
- Potential to create private driveway to front

Porch  
3'4" x 7'4" (1.04 x 2.25)

Hallway  
14'5" x 5'5" (4.4 x 1.66)

Kitchen / Living Room  
32'9" x 17'4" (10 x 5.29)

Landing  
9'8" x 6'9" (2.96 x 2.06)

Bathroom  
5'8" x 6'9" (1.73 x 2.08)

Bedroom  
13'5" x 9'1" (4.10 x 2.77)

Bedroom  
13'5" x 10'2" (4.09 x 3.10)

Bedroom  
6'9" x 6'10" (2.06 x 2.09)

Garden

