

Approximate total area⁽¹⁾
 1119 ft²
 103.9 m²

Reduced headroom
 4 ft²
 0.4 m²

(1) Excluding balconies and terraces

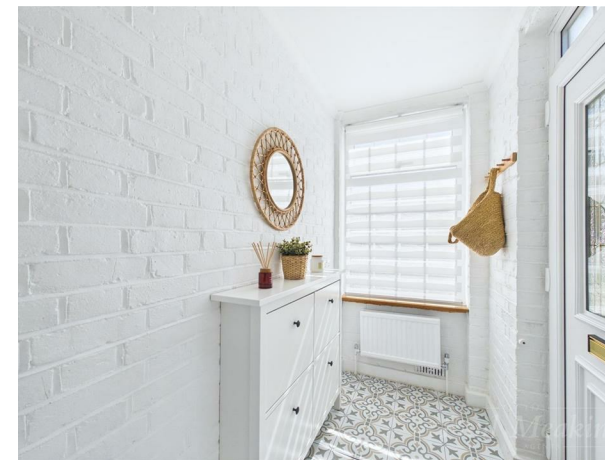
Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973
Paul Meakin Offers Over £550,000 Audley Drive, Warlingham, CR6 9AH
 ESTATE AGENTS



Nestled in the charming cul-de-sac of Audley Drive, Warlingham, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three generously sized bedrooms, this property offers ample space for comfortable living. The large living area is perfect for relaxation and entertaining, while the fitted kitchen provides a practical and stylish space for culinary pursuits.

The fitted bathroom adds to the convenience of this home, ensuring that all essential amenities are readily available. One of the standout features of this property is the secluded, level rear garden, which offers a tranquil outdoor space for children to play or for hosting summer gatherings.

Situated in a highly sought-after location, this home benefits from excellent transport links, making commuting a breeze. Additionally, local shops and schools are within easy reach, enhancing the appeal for families looking to settle in a vibrant community.

This property is a true gem, and any buyer would be fortunate to secure such a wonderful home in Warlingham. Don't miss the chance to make this charming residence your own.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	83	45

- Entrance
- Hallway
- Kitchen 10'2 x 8'5 (3.10m x 2.57m)
- Living room 25'8 x 11 (7.82m x 3.35m)
- Landing
- Bedroom 13'11 x 9' (4.24m x 2.74m)
- Bedroom 11'10 x 11'3 (3.61m x 3.43m)
- Bedroom 9'10 x 8'5 (3.00m x 2.57m)
- Bathroom
- Separate WC
- Garage 20'9 x 8'3 (6.32m x 2.51m)
- Garden

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

- Semi detached family home
- Level plot
- Cul de sac location
- Three large bedrooms
- Fitted family bathroom
- Downstairs cloakroom
- Fitted Kitchen
- Large living area
- Large garage

