EST 1973
Paul Meakin
ESTATE AGENTS



Approximate total area[1]
2188 ft²
203.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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£900,000 Farleigh Road, Warlingham, CR6 9EJ

- Guide Price £900,000 - £925,000
- Over 2,100 sq ft of accommodation
- Separate self-contained style annexe
- Ground floor bedroom and shower room
- Generous rear garden with raised decking
- Five bedroom family home
- Stunning 33ft open plan living space
- Three modern bathrooms plus cloakroom
- Impressive living area with bespoke media wall
- Substantial driveway with ample parking

Guide Price £900,000 -£925,000
An impressive five bedroom, three bathroom family home offering over 2,100 sq ft of beautifully presented and versatile accommodation, featuring a stunning open plan kitchen, dining and living space, contemporary finishes and a generous rear garden.

Situated on Farleigh Road in Warlingham, this substantial family home has been thoughtfully extended and modernised to create an exceptional living environment, perfectly suited to modern family life.

The heart of the home is the spectacular 33ft open plan kitchen, dining and living area, providing an incredible space for entertaining and everyday living. The contemporary kitchen features stylish cabinetry, integrated appliances and a central island, while the spacious living area enjoys a bespoke media wall with feature fireplace and large sliding doors overlooking the rear garden. A separate kitchen/living room annexe offers excellent versatility for extended family or independent living.

The ground floor also benefits from a generous bedroom, modern shower room, separate cloakroom and useful utility room.

Upstairs, four well-proportioned bedrooms provide excellent family accommodation, complemented by two modern bathrooms, both finished in a contemporary style.

Externally, the property enjoys a generous rear garden with a raised decking area, ideal for outdoor dining and entertaining, while the substantial block-paved driveway provides ample off-street parking.

Conveniently positioned for Warlingham Village, local schools, amenities and transport connections, this impressive home offers an exceptional combination of space, style and flexibility.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

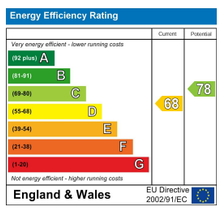










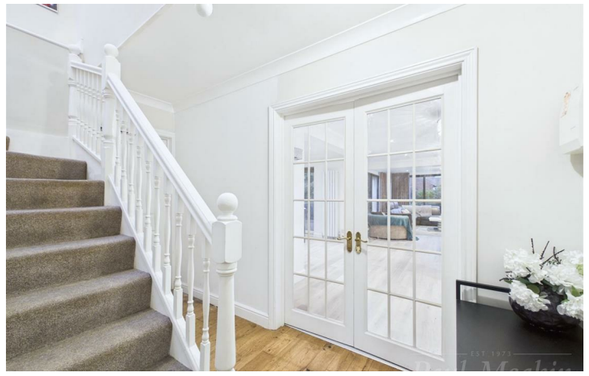


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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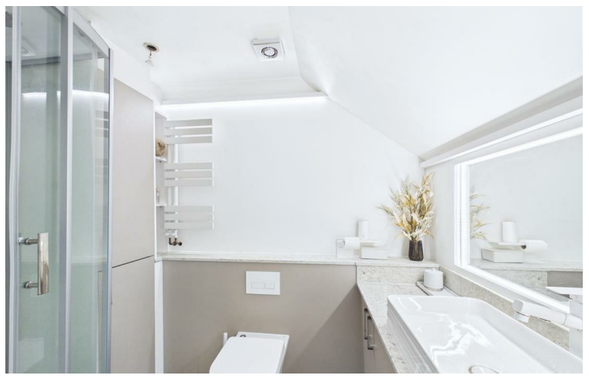

















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