

Ground Floor



Floor 1

EST 1973  
Paul Meakin  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
1282 ft<sup>2</sup>  
119.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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£575,000

Martin Close, Warlingham, CR6 9AD

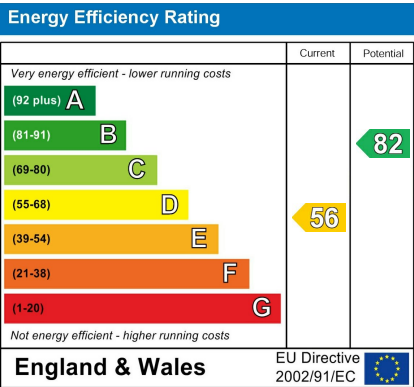
Nestled in the charming area of Martin Close, Warlingham, this delightful chalet-style semi-detached family home offers a perfect blend of comfort and versatility. Built in 1950, the property spans an impressive 1,282 square feet and boasts a well-thought-out layout that is ideal for modern family living.

Upon entering, you are greeted by a bright and inviting living room that flows seamlessly into a spacious conservatory, providing an abundance of natural light and a lovely view of the beautifully landscaped garden. The home features three reception rooms, allowing for ample space to entertain guests or enjoy quiet family time. The refitted kitchen breakfast room is both functional and stylish, making it a wonderful space for culinary creativity.

This property comprises three well-proportioned bedrooms, ensuring that there is plenty of room for family and guests alike. With two bathrooms, morning routines will be a breeze, adding to the convenience of this lovely home. The secluded garden is a true highlight, offering a tranquil retreat for outdoor relaxation and play.

Additionally, the property includes a garage and a driveway, providing ample parking space. Located in a desirable cul de sac area, residents will benefit from easy access to local shops in Hamsey Green, as well as a selection of schools and excellent transport links.

This chain-free home is well presented throughout and offers scope for further extension, subject to planning permission. It is a must-see property that combines comfort, style, and potential in a fantastic location. Don't miss the opportunity to make this charming house your new home.



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 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



- 'Chain Free'
- Three bedroom chalet semi detached
- Level cul de sac location
- Close to Hamsey Green shops
- Three reception rooms
- Refitted kitchen
- Two bathrooms
- Well presented throughout

Hallway

Study / reception room  
11'8 x 9'10 (3.56m x 3.00m)

Living room  
15'5 x 12'9 (4.70m x 3.89m)

Kitchen  
13'6 x 10'1 (4.11m x 3.07m)

Conservatory  
11'4 x 9'6 (3.45m x 2.90m)

Bathroom

Bedroom  
10'5 x 8'3 (3.18m x 2.51m)

Landing

Bedroom  
14'6 x 8'4 (4.42m x 2.54m)

Bedroom  
11'8 x 10'11 (3.56m x 3.33m)

Bathroom

Garden

Garage/ Storage  
9'7 x 9'1 (2.92m x 2.77m)

Driveway

