



*M*_c. MONOCHROME | HOMES

Guide price £450,000

Alexandra Road, Warlingham, CR6 9DU

Property Summary

OVERVIEW

Chain Free - Step inside this stunning two-bedroom semi-detached home, beautifully presented and full of character and charm throughout. Offering a warm and inviting feel from the moment you enter. Don't miss out on the opportunity to make this wonderful house your next home.

Accommodation

This charming two-bedroom semi-detached home offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, small families, or those looking for a property with fantastic potential to make their own.

As you arrive, the property benefits from a private driveway to the front, providing convenient off-road parking. Stepping inside, you are welcomed by an entrance porch leading into the first reception room — a warm and inviting space filled with natural light from the large windows that feature throughout the home. Flowing through to the second reception room, the layout creates a wonderful sense of space for both relaxing and entertaining. This room also benefits from a convenient downstairs WC, adding practicality to the home. To the rear, the kitchen offers ample storage and leads directly into a utility space that leads out into the garden.

The rear garden provides a private and peaceful escape, featuring a blend of green lawn and paved seating areas — perfect for enjoying warmer days, entertaining guests, or simply unwinding outdoors. To the rear of the garden, there is also a garage along with additional storage space, offering excellent functionality.

Upstairs, the property continues to impress with two generously sized double bedrooms and a family bathroom. Large windows throughout the home allow an abundance of natural light to flood each room, creating a bright and airy atmosphere from top to bottom. Offering spacious living, excellent outdoor space, and huge scope for personalisation, this is a home full of potential and one not to be missed.

Location

Alexandra Road enjoys a convenient position within the popular village of Warlingham, offering an excellent balance of semi-rural surroundings and everyday convenience. The area is well served by nearby railway stations including Upper Warlingham railway station (1.9 miles) and Whyteleafe railway station (2.0 miles), providing regular services into Central London and surrounding towns, making the location ideal for commuters.

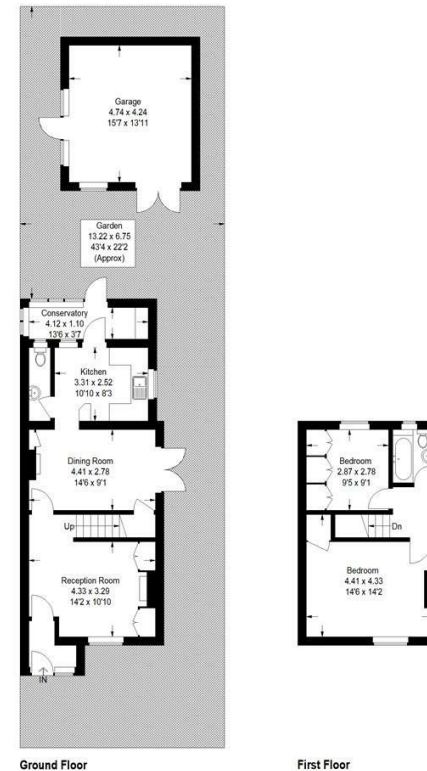
For road users, the nearby M25 provides swift access to the wider motorway network including the M23, M3 and M4, connecting easily to London, the South Coast and beyond. Gatwick Airport is also conveniently accessible, offering excellent national and international travel links.

Warlingham itself offers a range of local amenities including independent shops, cafés, supermarkets, pubs and restaurants, along with nearby open green spaces and countryside walks. The area is also particularly well regarded for schooling, with a selection of respected primary and secondary schools nearby including Warlingham School (1.7 miles) and Warlingham Village Primary School (0.4 miles) making the location especially appealing to families.

Disclaimer

Alexandra Road, CR6

Approximate Gross Internal Area = 63.4 sq m / 686 sq ft
Garage = 20.7 sq m / 223 sq ft
Total = 104.1 sq m / 1121 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1300300)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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