



MONOCHROME | HOMES

Asking price £325,000

Cranmer Close, Warlingham, CR6 9SW

Property Summary

OVERVIEW

Stylishly presented is this two double bedroom first floor maisonette offering spacious and bright living throughout, a large private garden, parking and outdoor storage. Situated in Warlingham Village, offering a vast selection of amenities and transport.

Accommodation
Tucked away in a peaceful cul-de-sac in the sought-after village of Warlingham, this charming two-bedroom top-floor maisonette offers a wonderful blend of space, privacy, and practicality.

Upon arrival, you're welcomed by a handy porch area, perfect for coats and shoes before heading upstairs. To the left of the stairs, you walk into a bright and spacious living room, enhanced by large windows that flood the space with natural light. Ideal for both relaxing and entertaining.

Adjacent to the living room is a generous master bedroom, offering a calm and comfortable retreat. The property continues with a modern, well-appointed kitchen featuring ample storage and workspace, making it both functional and stylish. A contemporary family bathroom sits conveniently nearby, along with a second double bedroom, perfect for guests, a home office, or a growing family.

Externally, the property truly stands out. To the rear, you'll find three substantial outdoor storage sheds providing excellent storage, leading onto an impressive private garden. This outdoor space boasts a mix of patio and lawn—perfect for summer dining, gardening, or simply unwinding. To the front, the property benefits from a driveway for one car, as well as free on-street parking.

A fantastic opportunity for first-time buyers, downsizers, or investors alike, this home combines a peaceful setting with generous living space both inside and out.



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