



*Mc.* MONOCHROME | HOMES

Tithepit Shaw Lane, Warlingham, CR6 9YA

**Asking price £160,000**



# PROPERTY SUMMARY

## OVERVIEW

Exclusive To Monochrome Homes - A rare opportunity to purchase a two bedroom park home at the sought-after Court Farm Park in Warlingham.

### ACCOMODATION

The park home benefits from an allocated parking space directly in front, adding extra convenience. Inside, the layout is spacious and well-proportioned, featuring a bright and airy triple-aspect lounge/diner, a good-sized kitchen, two bedrooms, and a modern shower room. Additional features include gas central heating and double glazing throughout.

### LOCATION

Court Farm Park is a private park home tucked away off Tithepit Shaw Lane which adjoins Limpsfield Road and Hillbury Road. Within approximately 5 minutes drive are Upper Warlingham and Whyteleafe Stations. The wonderful park and open space of Whyteleafe Park is within a short distance and walkable. Local shops can be found at Hamsey Green and Warlingham Green.

### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

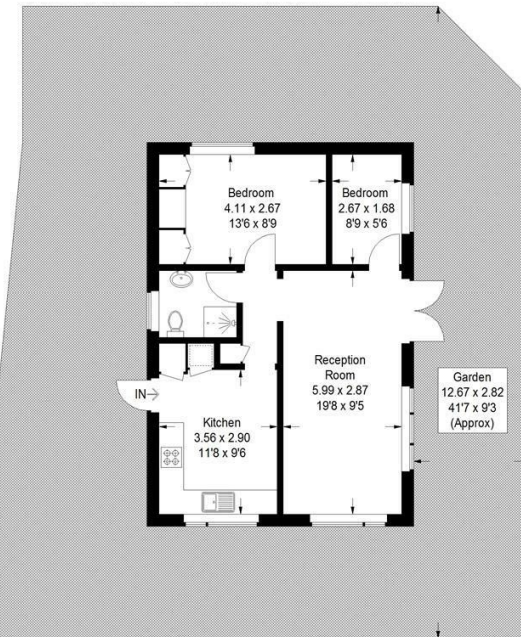


### Court Farm Park, CR6

Approximate Gross Internal Area  
53.2 sq m / 573 sq ft



Reduced headroom below 1.5 m / 5'0"



### Ground Floor

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. (ID1225913)

### 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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