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Roundburrow Close, Warlingham, CR6 9TT

Offers in excess of £325,000

PROPERTY SUMMARY

OVERVIEW

A beautifully presented and spacious ground floor two double bedroom flat set within a secure development in Warlingham. This stunning apartment boasts a bright and airy living space. This property offers both comfort and security, making it an ideal home for first time buyers.

Accommodation

This beautifully presented two double bedroom ground floor flat offers a perfect blend of comfort, modern style, and outdoor space. Located in the desirable Roundburrow Close, the property is ideal for first-time buyers or small families.

Upon entry, you're welcomed by a spacious hallway that leads into a bright and generously sized living room. Large patio doors open onto a beautifully presented green area at the front of the flat, creating a seamless indoor-outdoor flow and bathing the space in natural light throughout the day, thanks to the flat's expansive windows.

The modern kitchen is fully fitted with appliances and contemporary finishes, while the stylish bathroom features chic black accents that add a sophisticated touch.

The master bedroom boasts built-in wardrobes and a sleek en suite for added convenience. The second double bedroom benefits from its own patio door leading to a court yard garden and seating area—perfect for enjoying the warmer months.

Additional features include secure gated allocated parking, access to a well-maintained communal garden, and excellent natural light throughout the property.

This flat truly combines practicality with modern living in a peaceful setting.

Location

Nestled in a residential cul-de-sac, Roundburrow Close offers the perfect blend of suburban tranquillity and everyday convenience in the sought-after village of Warlingham. This peaceful close is ideal for families and professionals alike, providing a safe and friendly environment.

The area is well-connected, with Whyteleafe and Upper Warlingham stations both within walking distance, offering direct rail services to London Bridge and London Victoria in just under 40 minutes – perfect for commuters. The nearby A22 and M25 also provide easy access to central London, Gatwick Airport, and the wider motorway network.

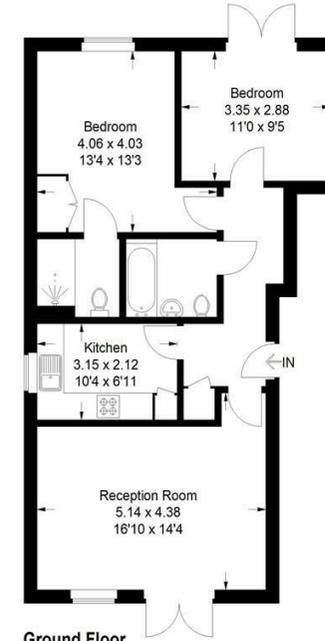
Warlingham is surrounded by stunning green areas, including the scenic Riddlesdown Common and Kenley Aerodrome, perfect for weekend walks, cycling, or family outings. Local amenities include a variety of shops, cafes, pubs, and highly regarded schools, such as Whyteleafe Primary School and Warlingham School.

With its excellent transport links, leafy surroundings, and welcoming community, Roundburrow Close is a highly desirable location offering the best of both town and country living.

Disclaimer

Roundburrow Close, CR6

Approximate Gross Internal Area
68.0 sq m / 732 sq ft



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. (ID1207651)



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 (CO₂) 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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