



**31 Albert Road, Warlingham, Surrey, CR6 9EP**

**Offers in Excess of:**  
**£550,000** Freehold

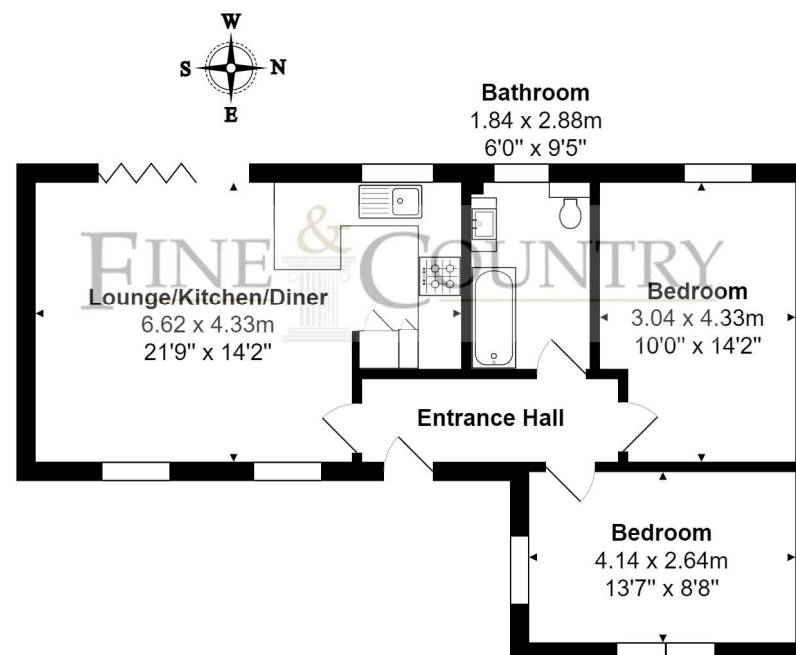
## 31 Albert Road, Warlingham, Surrey, CR6 9EP

A tastefully designed, brand new, fully detached bungalow standing towards the end of this quiet cul de sac within walking distance of the Sainsbury's superstore and bus links to the large shopping and commercial centre of Croydon, some 7 miles to the North.

With attractive, sash style double glazing and good thermal insulation this energy efficient home should have a wide appeal to home hunters seeking value for money. With disabled access, the property has underfloor heating throughout under a pale grey laminate flooring. The open plan lounge/dining room has bifolding doors to the south/west facing level rear garden with a large patio and lawns with fencing to all sides. The kitchen has a sociable breakfast bar area, attractive stone worktops, white fronted kitchen units with butler sink, fitted washing machine, 4 burner gas hob with electric oven under, pull out larder drawer. Indesit integrated dishwasher and integrated fridge and freezer unit. There are two double bedrooms with the principal bedroom being double aspect overlooking the front garden and the second bedroom overlooking the rear garden. The spacious bathroom has a rain shower over bath, vanity sink unit with Bluetooth/light mirror above, concealed cistern wc, large ceramic tiles with underfloor heating and a large fitted mirror above the bath.

Complete with a 10-year building warranty the property benefits from underfloor heating throughout, attractive double glazed sash style windows, fitted blinds to the bedrooms and bathroom, block paving to the front garden providing off road parking for 2-3 cars, spacious loft and easy maintenance with weatherboarding to the front and outside lighting.

- Freehold
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### Albert Road, Warlingham

Total Area: 62.9 sq m ... 677 sq ft

All measurements are approximate and for display purposes only.

**FINE & COUNTRY**







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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.