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MARRIOTT VERNON
ESTATE AGENTS



216 Tithepit Shaw Lane, Warlingham, CR6 9AP
£1,550 Per month

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Beautifully presented two double bedroom ground floor maisonette with residents parking (first come, first served), and own private garden, ideally situated in a popular residential location close to transport links, schools and amenities. The property has been recently refurbished, offering bright and spacious accommodation, including a brand new kitchen and bathroom, with modern interiors and neutral finish throughout. Features include night storage heaters, and new double glazing.

Accommodation comprises entrance hall leading into the generous reception room with ample space for relaxing and dining. Unused new kitchen, with door onto the garden, comprises a quality range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are two generous well sized double bedrooms, plus a stylish family bathroom with white three piece suite.

The property is located in Hamsey Green, within easy access of Upper Warlingham and Whyteleafe stations, each providing excellent fast and frequent connections into Central London. Local bus routes also provide an easy connection into Croydon town centre. Hamsey Green itself offers a variety of shops, cafes, restaurants and local amenities, and the area is well served by excellent local schools including Hamsey Green Infants and Juniors, and Warlingham School, all just a short walk away.



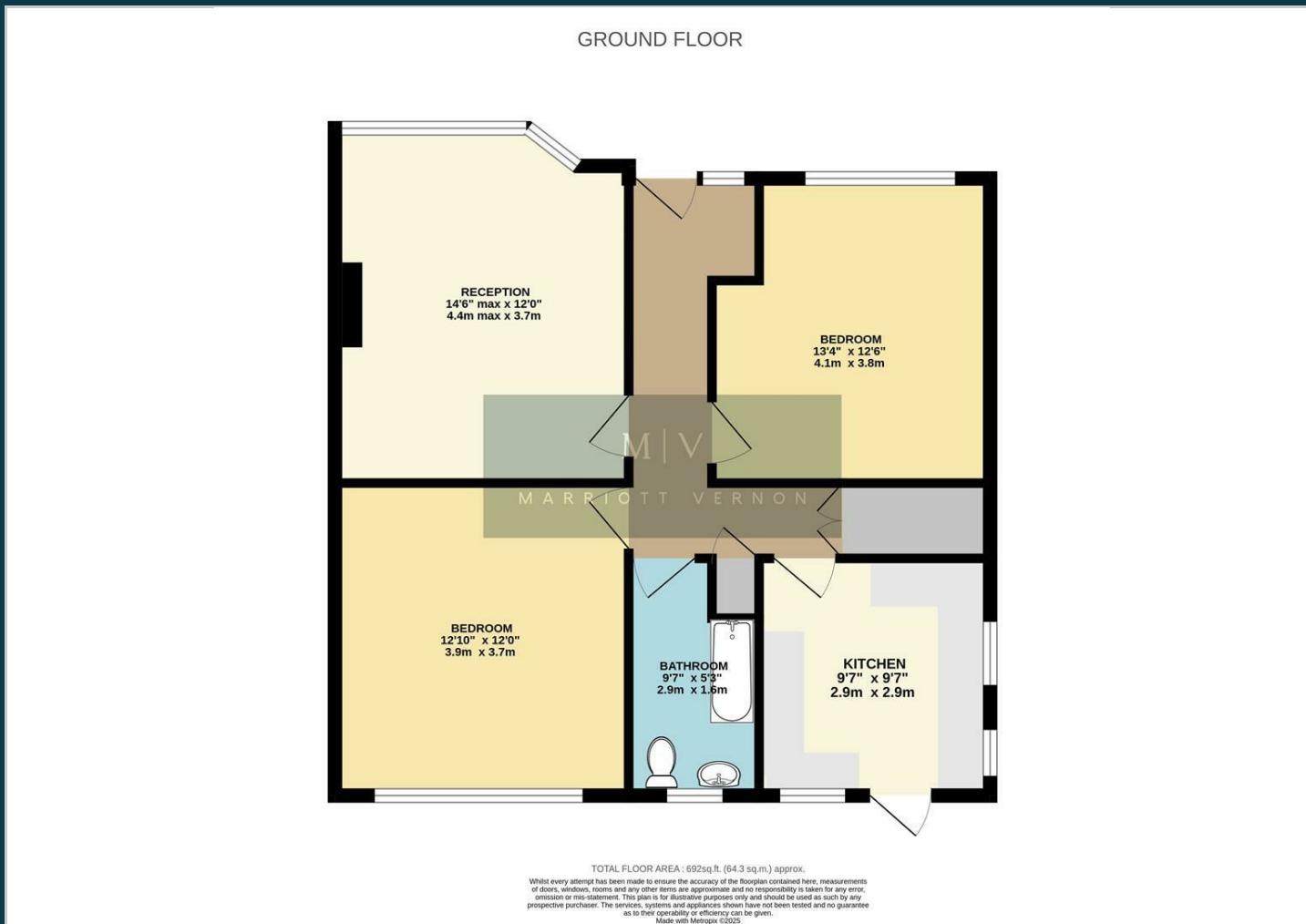




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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778
if you wish to arrange a viewing appointment for this property or require further information.

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		59	68
EU Directive 2002/91/EC			

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.