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MARRIOTT VERNON  
ESTATE AGENTS



173 Farleigh Road, Warlingham, CR6 9EH

Guide price £1,100,000





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\*\*\*Guide Price £1,100,000-£1,200,000\*\*\*

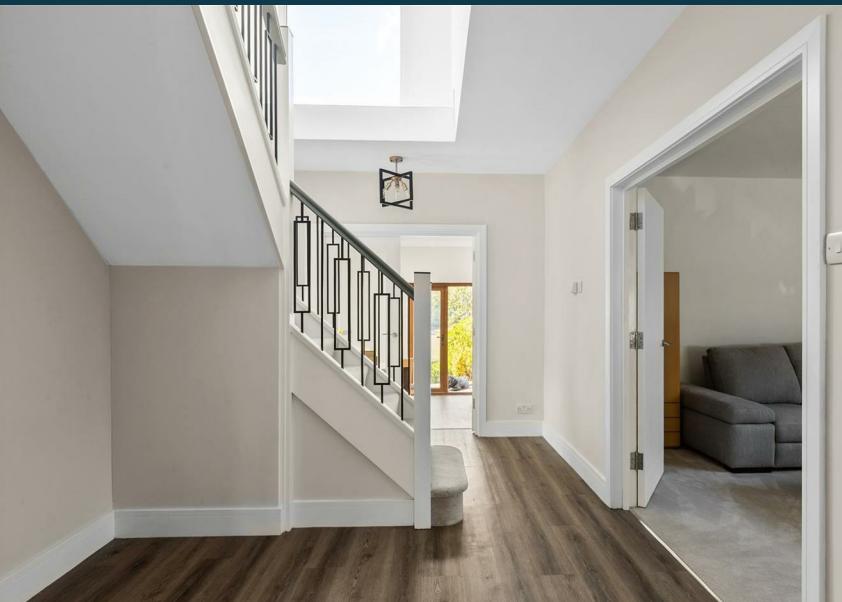
Marriott Vernon are delighted to welcome to the market this exceptional four bedroom detached family home, thoughtfully extended and refurbished by the current owners to provide approximately 2,500 sq ft of beautifully appointed accommodation arranged over three spacious floors.

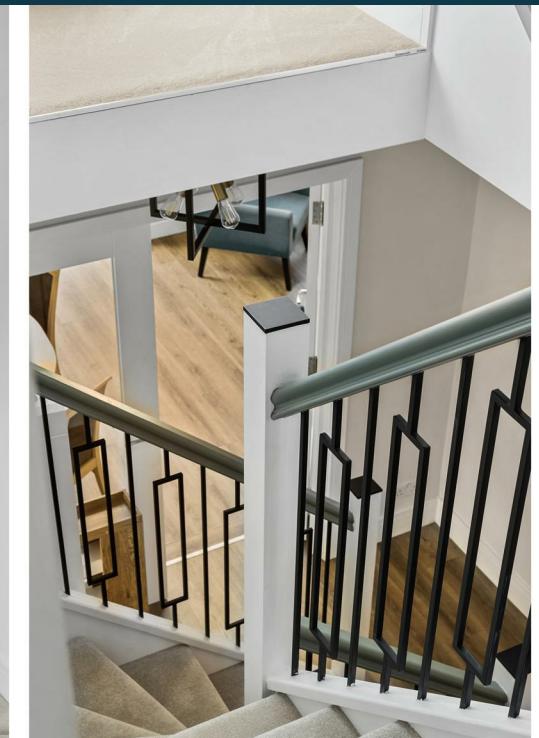
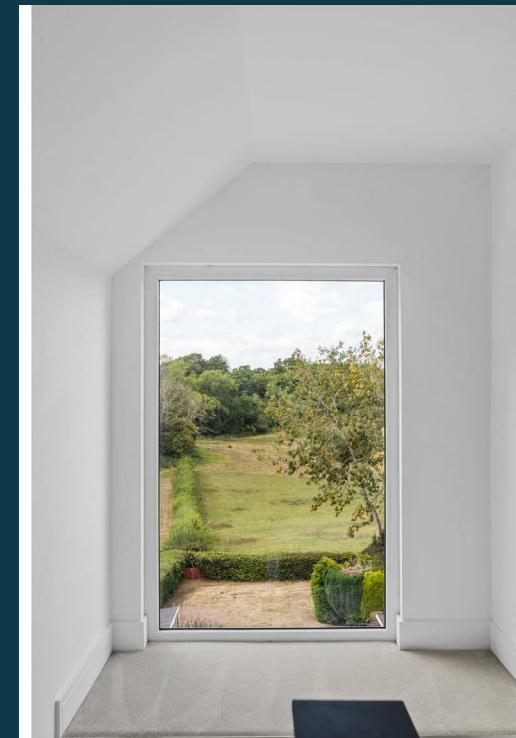
Set on a generous plot with an in-and-out driveway, garage and an impressive 120ft West facing rear garden backing onto open fields and woodland, the property offers a rare blend of size, style, and serenity – perfect for growing families or those seeking flexible modern living with countryside views.

The entrance hall is flooded with natural light due to a sizeable picture window and leads to a lounge/snug at the front of the property with bay window. A further 28'8 reception room provides ample space for relaxing or entertaining, whilst to the rear is a stunning open-plan kitchen and dining room, flooded with natural light from a large skylight and patio doors opening onto the garden. The kitchen area boasts contemporary units, quality appliances, and generous worktop space with island, while a separate utility room offers practical storage and laundry space.

Upstairs, the first floor features a beautifully finished family bathroom with high-end fixtures, three double bedrooms, including a spacious principal suite with a Juliet balcony, offering tranquil views across the garden and fields beyond. The suite also includes a walk-in dressing room and a luxurious four-piece en suite bathroom with modern fittings. The top floor comprises an additional double bedroom with its own en suite shower room, ideal as a guest suite, teen room, or home office. This floor also offers ample eaves storage, maximising functionality without compromising on space.

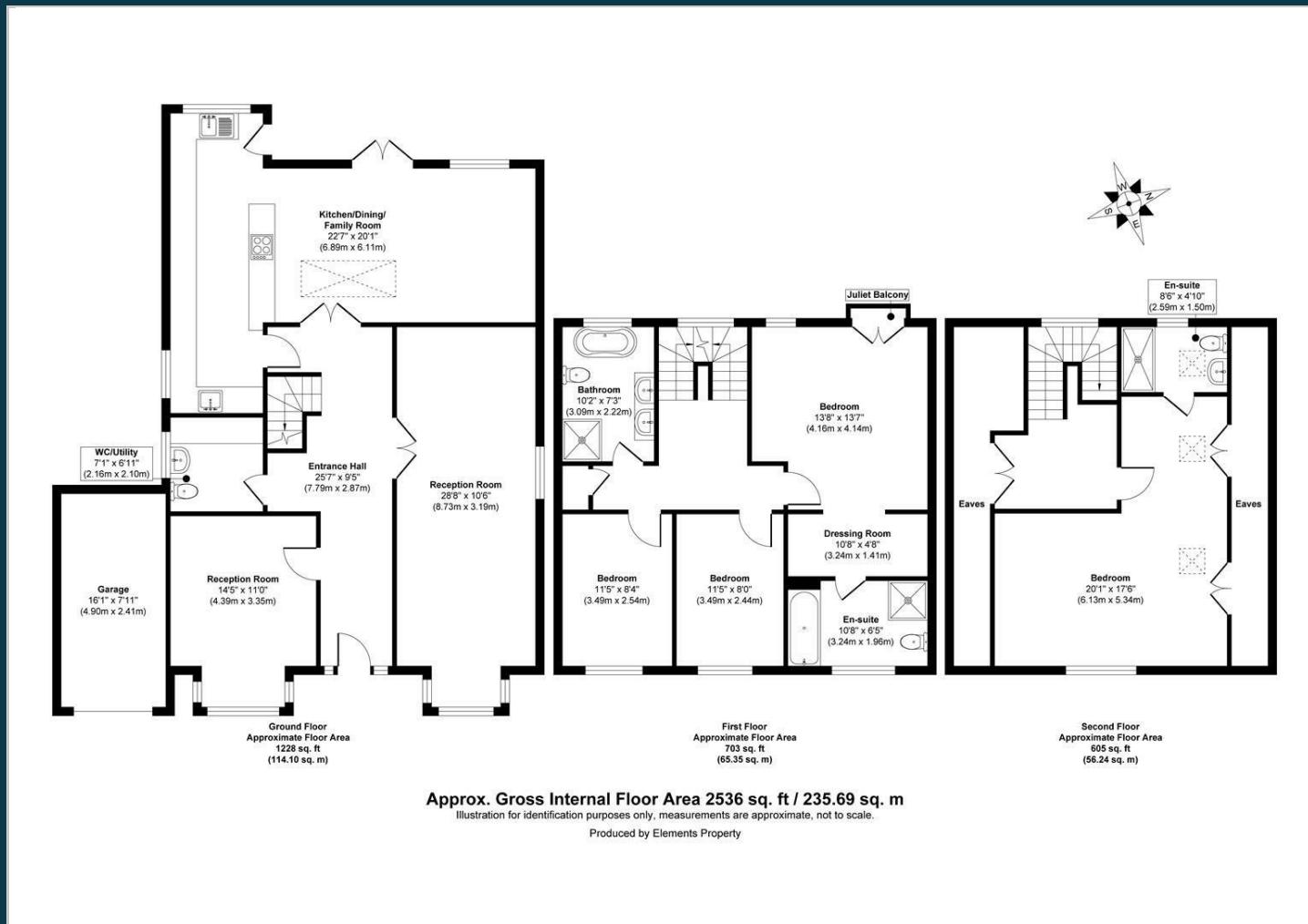
The home enjoys the best of both worlds, a peaceful, semi-rural setting with excellent access to local amenities, schools, and Warlingham village is just a short distance away.



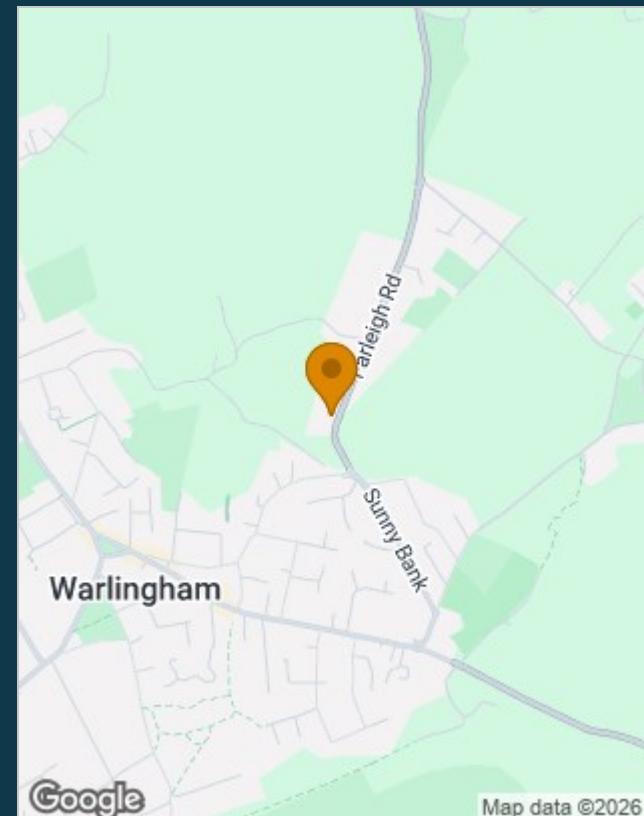




## Floor Plans



## 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		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.