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## *BOND & SHERWILL*



### *Station Approach*

Located just moments from Upper Warlingham Railway Station this stunning two-bedroom lower-ground-floor maisonette is share of freehold with off-street parking and its own good-size rear garden.

The interior includes two good-size bedrooms, both with their own en-suites and fitted wardrobes, an additional W.C and a contemporary kitchen/lounge with bi-fold doors leading out to an impressive rear garden with side access.

Additional features include off-street parking.

Upper Warlingham Railway Station provides swift and easy access into Central London while other local transport includes Whyteleafe Railway Station, local bus routes and the M25 which can be accessed at junction 6. Popular schools in the area include Whyteleafe Primary School and Marden Lodge Primary School while local green spaces include Kenley Common and Whyteleafe Recreation Ground. Whyteleafe High Street provides a range of shops, restaurants and amenities.

# £ 425,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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## *Station Approach*

### **Hallway**

The hallway includes wooden flooring, coved ceiling and smoke alarm.



### **Lounge Area**

The lounge area is open plan with the kitchen and includes double-glazed bi-fold doors to rear garden, wooden flooring, cupboard housing Worcester boiler, coved ceiling, down lights and smoke alarm.



### **Kitchen Area**

The kitchen area is open plan with the lounge and includes wall & base level units with work surface area, double-glazed single-casement opaque window, one & a half bowl sink with drainer, wooden flooring, four-ring induction hob with extractor hood, oven, integrated microwave, integrated washing machine, integrated dishwasher, integrated fridge-freezer, coved ceiling, down lights and smoke alarm.



### **Bedroom One**

Bedroom one includes double-glazed bi-fold doors leading to rear garden, fitted wardrobes, coved ceiling and down lights.



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## *Station Approach*

### **Bedroom One En-Suite**

Bedroom one's en-suite includes double-glazed single-casement opaque window, low-level W.C with dual-flush & concealed cistern, partially-tiled walls, tiled floor, wash-hand basin with mixer tap, shower enclosure with waterfall shower head & hose attachment, chrome towel rail and down lights.



### **W.C**

The W.C includes low-level W.C with dual-flush & concealed cistern, wooden flooring, wash-hand basin with mixer tap, partially-tiled walls, coved ceiling, down lights and extractor fan.



### **Bedroom Two**

Bedroom two includes fitted wardrobes, double-glazed single-casement window, cupboard, coved ceiling and down-lights.

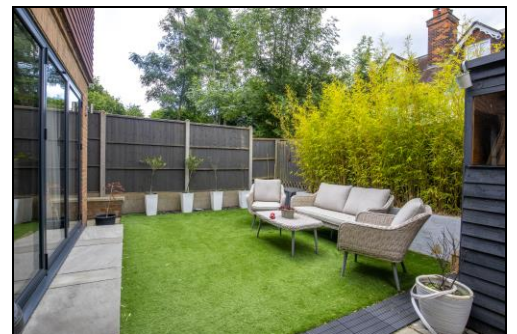


### **Bedroom Two En-Suite**

Bedroom two's en-suite includes double-glazed single-casement opaque window, partially-tiled walls, panel-enclosed bath with shower hose attachment & waterfall hose attachment, chrome towel rail, vanity unit incorporating wash-hand basin, low-level W.C with dual-flush & concealed cistern, tiled floor, down lights and extractor fan.

### **Rear Garden**

The rear garden comprises a patio and is partially laid to turf. Features include side access, and a shed.



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## Station Approach



LOWER GROUND-FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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