



**Price**

**£390,000**

**Leasehold**

2x  2x  1x 

**Kingswood Lane,  
Warlingham, Surrey,  
CR6**

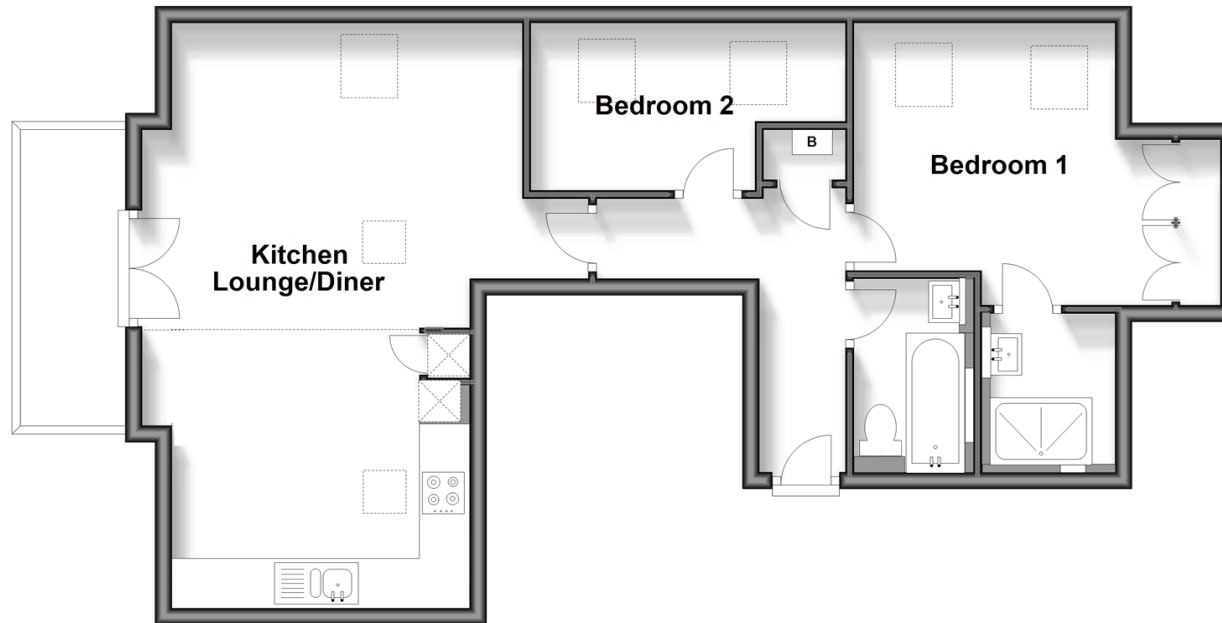
**OVER 60?**

Secure this property  
for up to **59% less!**

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## Top Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



## Accommodation

### TOP FLOOR

Entrance Hallway

Kitchen/Lounge: 23'0 x 14'10 (7.02m x 4.52m)

Bedroom 2: 12'3 x 6'7 (3.74m x 2.01m)

Bedroom 1: 12'4 x 11'1 (3.76m x 3.38m)

Ensuite : 5'11 x 4'11 (1.80m x 1.50m)

Bathroom: 7'7 x 4'6 (2.31m x 1.37m)

### OUTSIDE

Allocated Parking Space

Balcony

Communal Garden



## Main features

- Large lounge and kitchen area
- Balcony overlooking landscaped gardens and Kingswood nature reserve
- Allocated parking and sky lights throughout
- Only 3 years old with remaining NHBC
- Walking distance to Warlingham green and village



### Nearest Schools

Primary Schools: Hamsey Green Junior School 0.3 miles, Warlingham Village Primary 0.7 miles, Atwood Primary 0.8 miles

Secondary Schools: Kingsdown Secondary School 0.4



### Transport Information

Train Stations: Upper Warlingham 1.1 miles, Whyteleafe 1.1 miles, Whyteleafe South 1.3 miles



### Address

Kingswood Lane, Warlingham, Surrey, CR6



### Directions

For directions to this property please contact us.



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Call Caterham Branch 01883 331000 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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