



Ashlea Court Westhall Road
Warlingham, CR6 9BH

Guide Price £270,000



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Situated on the highly regarded Westhall Road, this spacious two bedroom ground floor apartment combines modern interiors, excellent outdoor space and a location that continues to prove popular with buyers seeking both convenience and a strong sense of community.

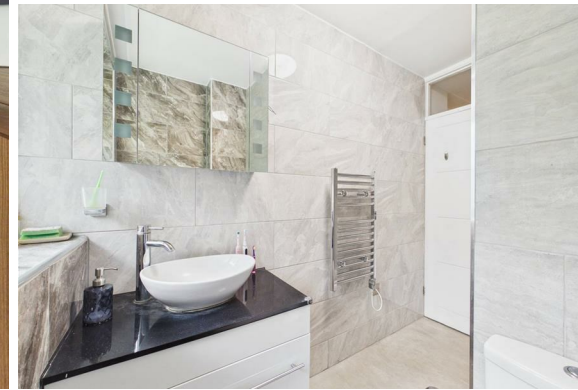
The accommodation has been tastefully updated by the current owner and offers a bright, welcoming feel throughout. The generous living room provides ample space for both seating and dining, with doors opening onto a large private balcony. This outdoor area acts as an extension of the living space and enjoys direct access onto the beautifully maintained communal gardens, creating a wonderful setting to relax, entertain or simply enjoy the surrounding greenery.

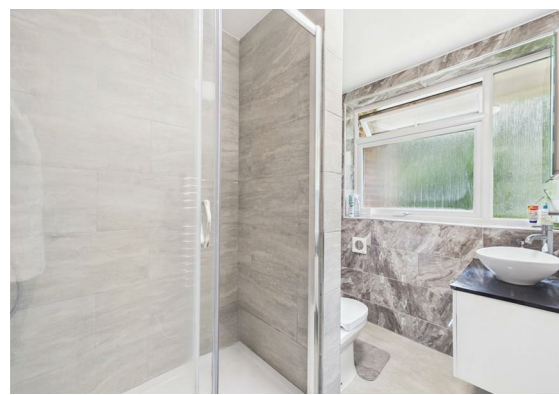
The kitchen has been thoughtfully modernised and offers a practical layout with plenty of storage and worktop space, whilst the contemporary bathroom has been finished in a clean and stylish design. Both bedrooms are well proportioned doubles, making the property suitable for a range of buyers, from first time purchasers through to downsizers.

Further benefits include resident parking, a garage and extensive communal grounds, allowing residents to enjoy the outdoor space without the upkeep often associated with it.

The property is ideally positioned for day to day convenience. Upper Warlingham and Whyteleafe stations are both within easy walking distance, making commuting straightforward, whilst Warlingham Green offers a selection of cafés, restaurants, local shops and essential amenities. Whyteleafe Recreation Ground is also close by, providing open space for walks, exercise and leisure activities.

Offering a combination of modern presentation, generous proportions and an excellent location, this is a fantastic opportunity to secure a home that is ready to move straight into.





Hallway
6'2" x 10'9" (1.89m x 3.30m)

Living Room
15'3" x 10'9" (4.66m x 3.30m)

Balcony
2'11" x 26'4" (0.89m x 8.04m)

Kitchen
11'8" x 8'8" (3.58m x 2.65m)

Bedroom
13'9" x 10'9" (4.20m x 3.29m)

Bedroom
10'1" x 10'10" (3.08m x 3.31m)

Bathroom
7'11" x 5'6" (2.42m x 1.68m)

Garage
8'2" x 17'10" (2.49m x 5.44m)

