



Dorin Court | Landscape Road | Warlingham | CR6 9JT

Guide Price £450,000

**BOND & SHERWILL**  
EST. 1908

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Warlingham | CR6 9JT  
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Guide-Price: £450,000 - £475,000

Located in Warlingham this contemporary, chain-free, two-bedroom, first-floor apartment is larger than some houses and perfect for anyone who wants to live in an exclusive area with beautiful scenic views.

The interior benefits from two spacious bedrooms, both with fitted wardrobes as well as a dressing room and en-suite for the master bedroom, large lounge/diner, modern bathroom and kitchen/breakfast room.

Additional features include two balconies perfect for looking out over the local area, tandem garage with visitor parking as well and communal gardens.

Surrounded by woodlands of approximately four acres, Dorin Court offers ample opportunity for local walks. Whyteleafe South Railway Station offers trains into Central London and East Croydon while the A22 can be used to access the M25 just a short drive away.

The local area includes Tandridge Golf Club, which features in the Top 100 value golf courses in Great Britain and is an ideal venue for any keen golfers. Other local golf clubs include Woldingham, Surrey National and North Downs Golf Clubs while shops and restaurants are available in both Whyteleafe & Warlingham...

### Hallway

The hallway includes a range of storage cupboards, cupboard housing Megaflo cylinder, entry phone system and coved ceiling.

### Lounge

The lounge is dual-aspect and includes two double-glazed single-casement windows, double-glazed sliding door to balcony and coved ceiling.

### Lounge Balcony

The balcony offers views over the local area.





### **Kitchen**

The kitchen includes double-glazed two-casement window, wall & base level units with work surface area, four-ring electric hob with stainless-steel extractor hood, space for washing machine, space for free-standing fridge-freezer, stainless-steel double sink with drainer & mixer tap, electric oven, tiled floor and partially-tiled walls.

### **Bathroom**

The bathroom includes pedestal wash-hand basin with mixer tap, panel-enclosed bath with shower hose attachment, low-level W.C, chrome towel rail, tiled walls, tiled floor, extractor fan and covered ceiling.

### **Bedroom Two**

Bedroom two includes fitted wardrobes, two-casement double-glazed window and coved ceiling.

### **Master Bedroom**

The master bedroom includes fitted wardrobes, coved ceiling and double-glazed sliding door to balcony.

### **Master Bedroom Balcony**

The balcony offers views over the local area

### **Master Bedroom Dressing Room**

The dressing room includes fitted wardrobes.

### **Master Bedroom En-Suite**

The en-suite includes pedestal wash-hand basin with mixer tap, chrome towel rail, shower enclosure with wall-fixed controls, low-level W.C with dual-flush, tiled floor, tiled walls and extractor fan.

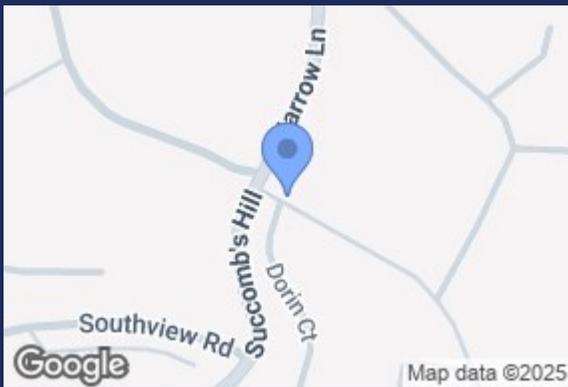
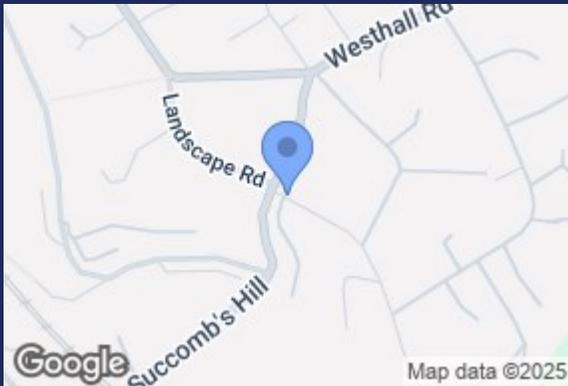
### **Tandem Garage**

The tandem garage includes power & electric door.





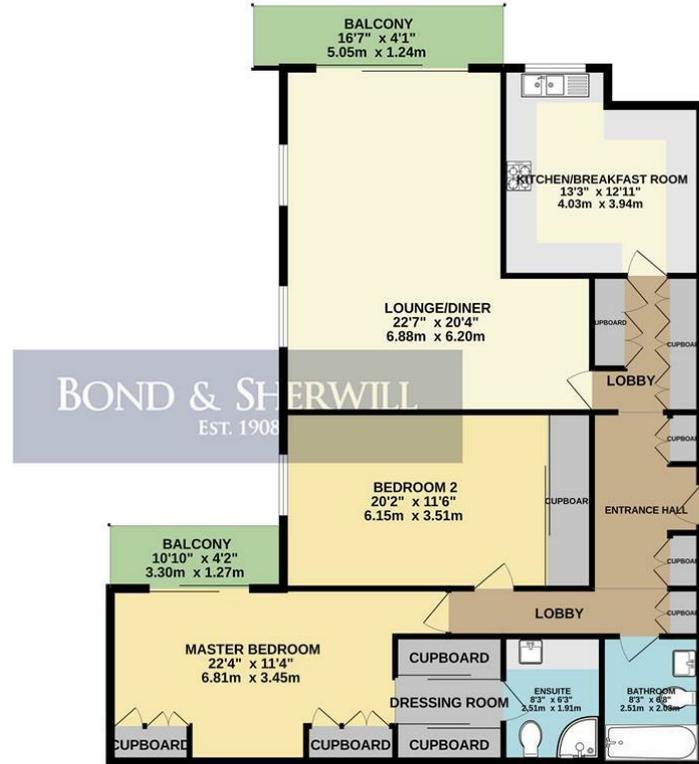




GARAGE  
303 sq.ft. (28.3 sq.m.) approx.



FIRST FLOOR  
1383 sq.ft. (128.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

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