



MONOCHROME | HOMES

Offers in the region of £375,000

Godstone Road, Whyteleafe, CR3 0EA

# Property Summary

## OVERVIEW

Exclusive to Monochrome Homes and with plenty of natural light and attractive features, we bring to market this charming two-bedroom home that offers character throughout. Welcome Terrace provides a comfortable and stylish living in an excellent location for commuters.

### Accommodation

In the heart of Whyteleaf, this charming two-bedroom terraced home offers a wonderful blend of comfort, practicality and character. Ideal for first-time buyers, young families or anyone looking to enjoy village living with excellent connectivity.

As you step through the front door, you are welcomed by a central hallway that sets the tone for the rest of the home. To your left, a bright and inviting living room provides a warm and relaxing space to unwind. Natural light pours in through the bay window, creating a welcoming atmosphere that feels both cosy and spacious. Just beyond the living area is a transitional space that draws you naturally towards the rear of the property with access to the garden. This outdoor space offers a peaceful escape, perfect for summer entertaining or simply enjoying a bit of greenery. The ground floor also benefits from a stylish and modern kitchen, thoughtfully designed to maximise functionality.

Upstairs, the property continues to impress. You'll find two well-proportioned double bedrooms, each offering comfort and plenty of natural light. The family bathroom is bright and fresh, finished in a clean, modern style that complements the rest of the home. A further bonus is the handy loft room above, offering valuable additional space. Whether used as storage, a cosy snug or even a quiet work-from-home retreat, it provides flexibility to suit a range of lifestyles.

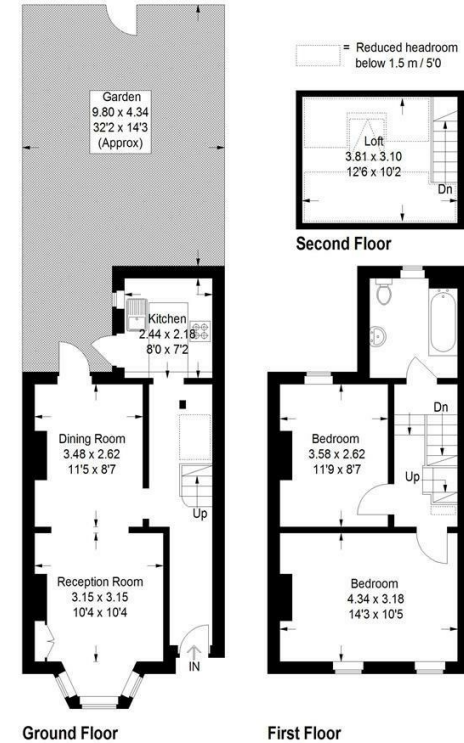
Outside, parking is conveniently available on the road, while the property's central location means you are just moments from local shops, amenities and excellent transport links.

With its charming layout and beautiful garden, this delightful home in Whyteleaf presents a fantastic opportunity to secure a property full of warmth, character and potential.

Early viewing is highly recommended.

## Welcome Terrace, CR3

Approximate Gross Internal Area  
83.4 sq m / 898 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1282816)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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 plus) A			84
(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	