



MONOCHROME | HOMES

Offers in the region of £275,000

Edgeworth Close, Whyteleafe, CR3 0BW

# Property Summary

## OVERVIEW

Offered to the market chain free is this beautifully presented two double bedroom flat with bright, spacious living. Ideally located close to local amenities and transport links, perfect for professionals, small families, or investors.

**Accommodation**  
Step inside this stunning two-bedroom flat and prepare to be impressed. From the moment you enter, you are welcomed by a spacious hallway that immediately sets the tone for the rest of the home. Bright, airy and beautifully laid out.

To your left, you'll find an impressive, generously sized living room, perfect for both relaxing evenings and entertaining guests. The space flows seamlessly into the kitchen, creating a natural hub of the home where dining and socialising come together effortlessly.  
To the right of the hallway are two well-proportioned double bedrooms, offering comfortable and versatile accommodation. Ideal for a growing family and guests.  
At the rear of the property, you'll discover the added convenience of a separate WC and a separate bathroom, a practical feature that makes busy mornings that much easier.

Storage is another fantastic benefit of this home, with multiple useful storage spaces inside the flat as well as an additional storage cupboard located just to the right of the front door. Outside, you'll appreciate the added bonus of free on-road parking, making coming and going completely hassle-free.

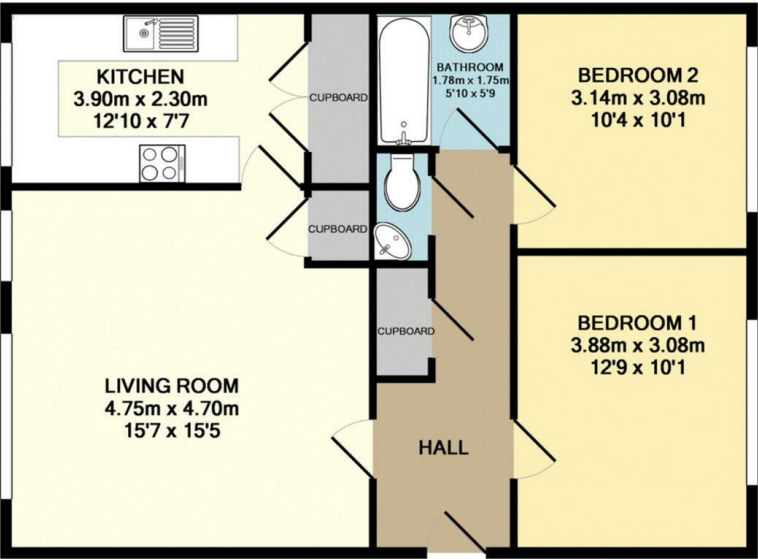
This wonderful flat combines space, practicality and comfort in equal measure, making it an ideal for first time buyers, an investment opportunity or place to call home. Early viewing is highly recommended to truly appreciate everything this property has to offer.

**Location**  
Edgeworth Close is a fantastic location, combining convenience with excellent transport links. London Gatwick Airport is just a 22-minute drive away, and for commuters, Whyteleafe Station is only a 7-minute walk from the property, while Upper Warlingham Station is just 6 minutes on foot, both providing direct routes into London Bridge and London Victoria. The property is also close to the M25 and the wider motorway network, making travel by car quick and straightforward.

Families are well catered for, with a number of highly regarded schools nearby, including Whyteleafe Primary just 100 yards away, Warlingham School (1.3 miles), De Stafford School (1.5 miles), and Riddlesdown Collegiate (3.4 miles).

In addition, residents can enjoy a wide range of nearby amenities, from independent cafés and eateries to cosy, traditional pubs. The area has a warm and neighbourly feel, offering a great balance of everyday convenience.

**Disclaimer**  
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



TOTAL APPROX. FLOOR AREA 67.7 SQ.M. (728 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                  |         |           | <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |
|                                             |         |           |                                                                 |         |           |