



Hillcrest Road, Whyteleafe, CR3 0DG

Asking price £550,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

We are delighted to present this stunning three-bedroom house, which has so much to offer. Located in the heart of Whyteleafe, it is ideally close to local amenities. This bright and airy home boasts a welcoming, homely atmosphere. Additionally, the well-maintained garden offers a perfect space for outdoor relaxation and entertainment.

Accommodation

This delightful property boasts a generous 1,038 square feet of living space, perfect for a growing family or those looking for a bit of extra room to spread out. As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests as the living room opens into a dining room and conservatory, as well as a separate kitchen. The back of the property leads out into the well-maintained garden featuring both grass and patio areas. The house features three lovely bedrooms and a spacious family bathroom. Morning routines will be a breeze in this well-appointed home. The garden also features a large shed and a garage.

Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards finding your dream home on Hillcrest Road.

Location

Hillcrest Road in Whyteleafe is a great location for a family home, especially with its proximity to transport links and amenities. The convenience of nearby train stations like Whyteleafe (0.4 miles) and Upper Warlingham (0.5 miles) makes it easy to commute to London Victoria. Additionally, being close to the M25/M23 is a bonus for drivers, and the quick 25-minute access to Gatwick Airport is certainly a perk for those who travel frequently. With local schools such as Warlingham School (1.4 miles), De Stafford School (1.7 miles), and Riddlesdown (2.8 miles), Hillcrest Road is in an ideal spot for families with school-age children.

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.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Hillcrest Road, CR3

Approximate Gross Internal Area
 96.4 sq m / 1038 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Outbuilding = 17.2 sq m / 185 sq ft
 Total = 127.4 sq m / 1371 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. (ID1187712)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	81

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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