



*M.* MONOCHROME | HOMES

Hillside Road, Whyteleafe, CR3 0BS

Asking price £260,000



# PROPERTY SUMMARY

## OVERVIEW

A well-presented spacious two-bedroom apartment, well located for amenities and public transport.

### Accommodation

We are pleased to present this generously sized two-bedroom apartment, ideally situated in a peaceful setting just a short distance from Whyteleafe town centre. The property boasts two double bedrooms, a large and bright reception room, a separate kitchen, and a well-appointed family bathroom. With spacious rooms and large windows that flood the apartment with natural light, this property offers a comfortable and airy living space throughout. Perfect for those seeking both tranquility and convenience.

### Location

Whyteleafe offers a perfect blend of peaceful living with convenient access to major transport links and local amenities! If you're considering moving here or just exploring the area, the easy commute to London Bridge via Whyteleafe South Station 0.3 miles away is a great perk. Also being close to multiple other stations like Caterham 2.1 miles away and Upper Warlingham 0.4 miles away is definitely a big plus for anyone who needs to travel frequently. The proximity to Gatwick Airport and the M25/M23 makes traveling or commuting even more convenient. Plus, having local pubs, restaurants, and shops nearby adds to the charm, making it a well-rounded location for both relaxation and practical living.

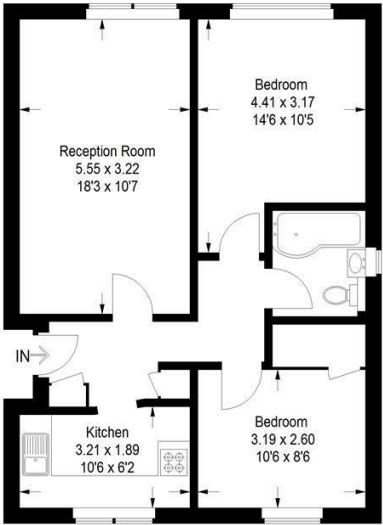
### Disclaimer

"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."



### Hillside Road, CR0

Approximate Gross Internal Area  
58.9 sq m / 634 sq ft



### Ground Floor

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. (ID1185928)

### 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 | 76        |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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