



*Mc.* MONOCHROME | HOMES

Whyteleafe Hill, Whyteleafe, CR3 0AJ

Asking price £650,000

# PROPERTY SUMMARY

## OVERVIEW

A beautifully presented detached three bedroom home, situated on Whyteleafe Hill providing excellent transport links and local amenities.

### Accommodation

Nestled in the charming area of Whyteleafe Hill, this delightful detached house, built in the 1930's offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts an inviting reception room, providing ample room for relaxation and entertaining guests and a utility room. The two bathrooms ensure convenience for all occupants, making morning routines a breeze. The house is set within a generous plot with a beautiful back and front garden, featuring parking for up to five vehicles and a garage, a rare find in this desirable location

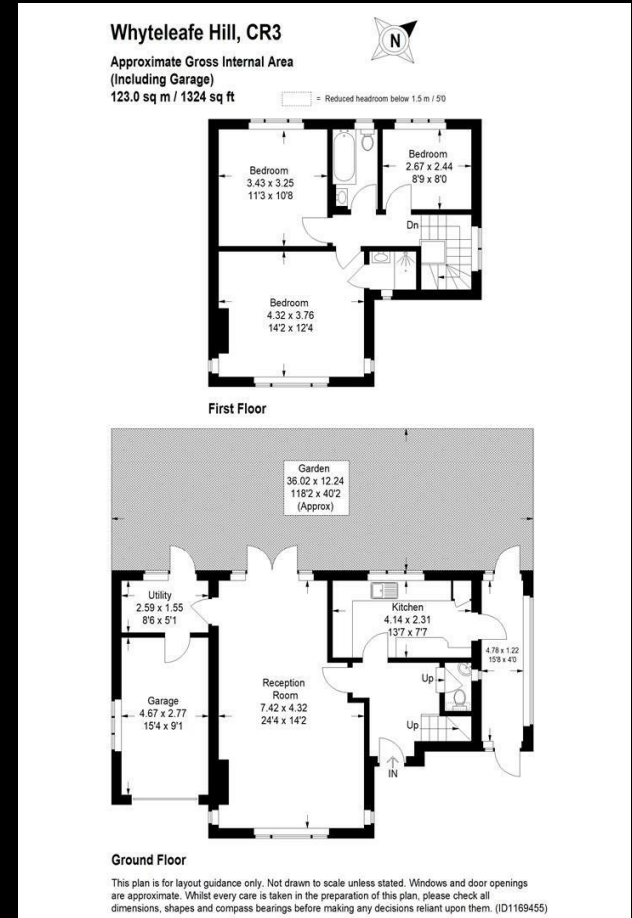
### Location

Whyteleafe offers an escape from the hustle and bustle of city life, yet being under half an hour to London Victoria or London Bridge and less than an hour to the famous coastal town of Brighton, as well as a short distance to Gatwick Airport, Whyteleafe Hill is really in an ideal location. Set within a short walk to main line train stations, you are spoiled with the choice of Whyteleafe and Upper Warlingham. Situated on the bus route of the 407, which allows commuters direct access to Croydon. The property is located with great access to shops, pubs and restaurants.

### 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."



| Energy Efficiency Rating                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating     |   |           |  |
|--|---------|-----------|--|---|-----------|--|
|  | Current | Potential |  | Current   | Potential |  |
| Very energy efficient - lower running costs        |         |           |  |   |           |  |
| (92 plus) A  |         |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| (81-91) B  |         |           |  | (92 plus) A   |           |  |
| (69-80) C  |         |           |  | (81-91) B   |           |  |
| (55-68) D  |         |           |  | (69-80) C   |           |  |
| (39-54) E  |         |           |  | (55-68) D   |           |  |
| (21-38) F  |         |           |  | (39-54) E   |           |  |
| (1-20) G   |         |           |  | (21-38) F   |           |  |
| Not energy efficient - higher running costs        |         |           |  |   |           |  |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC |   |           |  |

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