



126 Whyteleafe Hill, Whyteleafe, Surrey, CR3 0AE

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£650,000

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Description

****NO ONWARD CHAIN****

A well presented and extended three double bedroom semi detached family home boasting 1277 square feet internally conveniently situated on Whyteleafe Hill within Whyteleafe/Caterham borders. EPC Rating D. Council Tax Band E.

Accommodation

Porch, entrance hallway, living room with feature fireplace and bay window, spacious modern kitchen with range cooker, American style fridge freezer, built in dishwasher and granite worktops open plan with dining/living area featuring electric Velux windows and two sets of bifold doors to patio, separate utility room and downstairs WC.

Upstairs features three double bedrooms and modern four piece family bathroom with granite floor tiles and underfloor heating. Further features include oak doors throughout and underfloor heating to downstairs tiled areas.

The rear garden is elevated and mainly laid to lawn with several shrub/plant borders and steps down to a large patio area ideal for entertaining. The front offers ample parking on the driveway in addition to the garage.

Location

Situated on the Whyteleafe/Caterham borders within access of Whyteleafe and Upper Warlingham railway stations with services to Croydon and London and a range of local shops. Kenley Common is close by and Kenley itself is also within access providing a further range of shops and railway station. The area is served with local schools, recreational and sporting facilities whilst junction 6 off the M25 at Godstone gives access to Gatwick and Heathrow airports and the South Coast.





Whyteleafe Hill, Whyteleafe, CR3

Approx. Gross Internal Area 1277 sq. ft / 118.61 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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