

Butler's

thoughtful estate agency



Yale

Godstone Road
Whyteleafe, CR3 0ED
Guide price £325,000



Godstone Road, Whyteleafe, CR3 0ED

GUIDE PRICE £325,000 - £350,000 Located in a central and convenient road in Whyteleafe, this wonderful period home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Godstone Road will surpass your expectations, as it's just a quick stroll to the local shops and Warlingham high street, with great schooling and Upper Warlingham & Whyteleafe stations within striking distance, providing incredibly quick links into the City. Despite all of this, sitting in your level rear garden, you'd be forgiven for thinking you were in a much quieter location - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you'll appreciate the features and charm, with current good condition meaning you can just pack your bags and move straight in. The layout of the ground floor offers a huge amount of versatility, with a lovely lounge that is a great place to snuggle down in. If you like to entertain, the well proportioned kitchen/diner means you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills! That means you can hold those dinner parties you've been dreaming of for some time now or even set up an office in if you work from home. Upstairs, this house doesn't let you down; with two generous bedrooms, there will be no grumbles from the kids or guests with their room! Finishing off this lovely home is a cloakroom on the first serving the bedrooms, with a modern shower room serving all the rooms on the ground floor - certainly convenient for when you have guests around to visit.

Area Map



GROUND FLOOR

Living Room
13' x 10'2 (3.96m x 3.10m)

Kitchen/Dining Room
13' x 9'10 (3.96m x 3.00m)

Lobby

Shower Room
7' x 4'11 (2.13m x 1.50m)

FIRST FLOOR

Landing

Bedroom
13'5 x 10'4 (4.09m x 3.15m)

Bedroom
9'10 x 8'11 (3.00m x 2.72m)

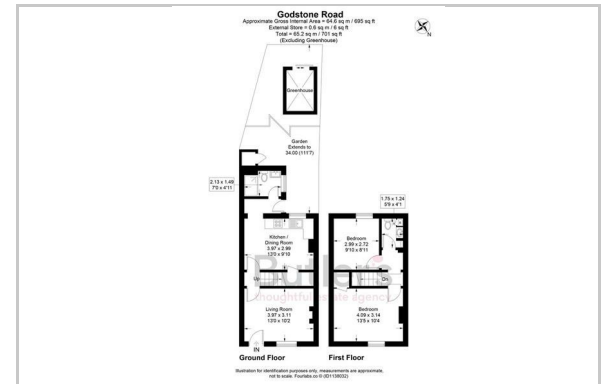
Cloakroom
5'9 x 4'11 (1.75m x 1.50m)

OUTSIDE

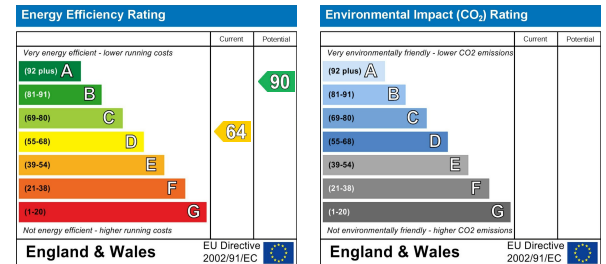
Driveway

Rear Garden

Floor Plan



Energy Efficiency Graph



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