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MARRIOTT VERNON  
ESTATE AGENTS



Flat 1, 228 Godstone Road, Whyteleafe, CR3 0EE

£1,400 Per month





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# Flat 1, 228 Godstone Road Whyteleafe, CR3 0EE

AVAILABLE IMMEDIATELY!

Popular Residential Location

Separate Well Equipped Eat-In Kitchen/Diner

Inbuilt Storage

Short Walk Whyteleafe and Upper Warlingham Stations

Well Presented Two Double Bedroom First Floor Flat

Bright and Spacious Reception Room

Modern Shower Room

Moments from Local Amenities

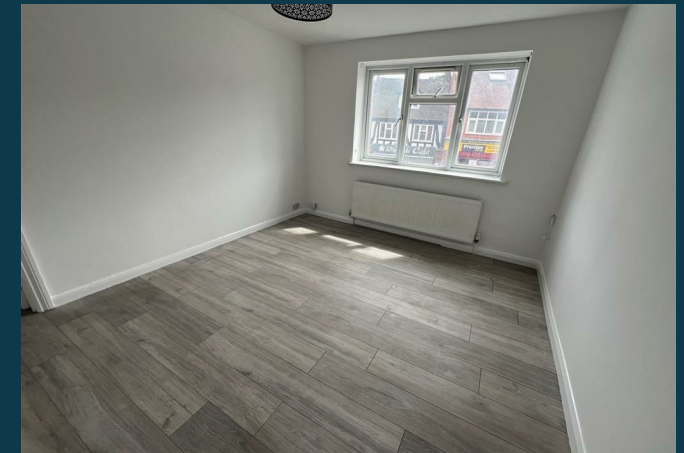
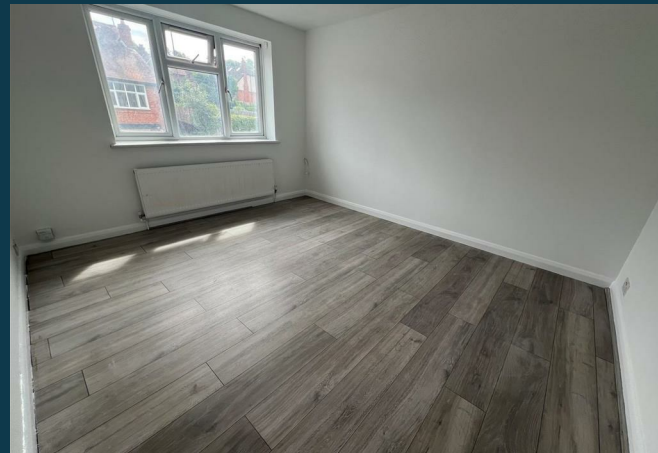
Easy Access Caterham, Purley and Croydon

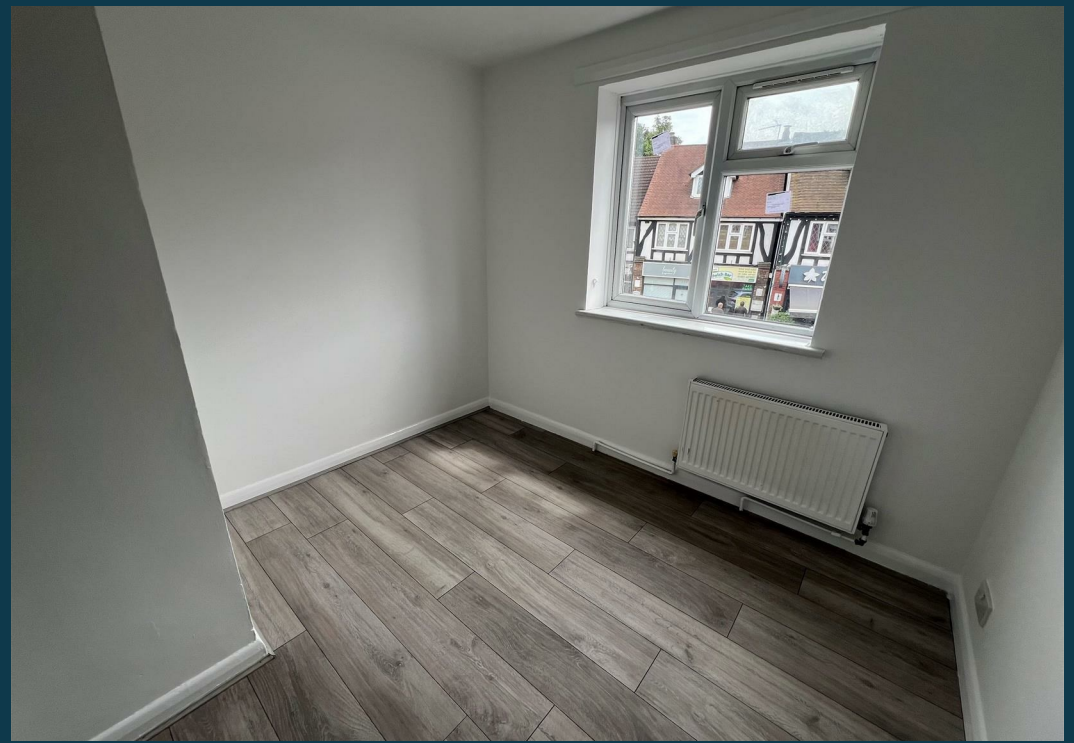
AVAILABLE IMMEDIATELY! Marriott Vernon present to the market this well presented two bedroom first floor flat, ideally situated just a short walk from both Whyteleafe and Upper Warlingham stations, and moments from local shops and amenities. The property offers bright, well planned accommodation including a generous, well equipped kitchen/diner, spacious reception room and modern shower room. Features include gas central heating, double glazing and inbuilt storage.

Accommodation comprises entrance hall with inbuilt storage cupboards, leading into the reception room with ample space for relaxing and entertaining. The separate kitchen/diner comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, plus a family bathroom with white three piece suite.

The property is very conveniently located just a short distance from Whyteleafe and Upper Warlingham stations providing useful connections into nearby Croydon town centre and East Croydon station, as well as to Central London. Numerous regular bus routes also provide links to the surrounding area. Whyteleafe offers an array of local shops, restaurants and amenities, with Caterham and Purley just a short distance away for a wider variety. The area is also well served by excellent local schools including Whyteleafe Primary, and beautiful open spaces. Access to the M25 is also close-by via the A22.

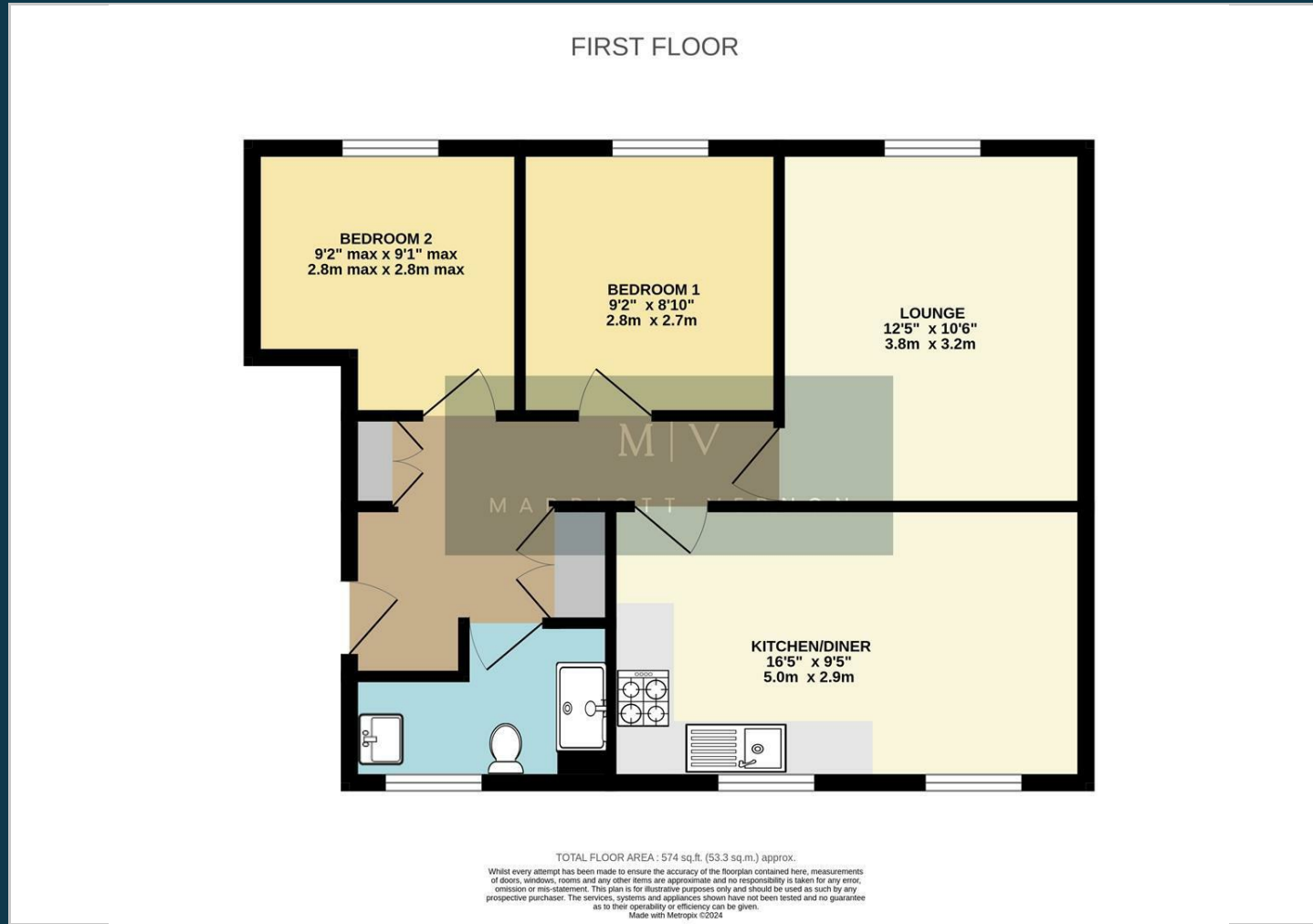
Viewings are highly recommended.



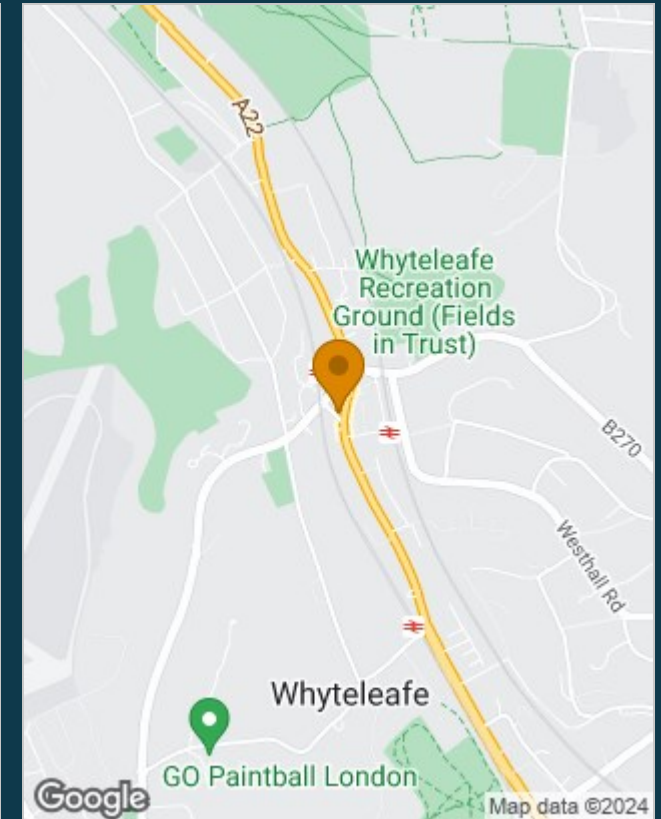




## Floor Plans



## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	72
	EU Directive 2002/91/EC	

## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.