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MARRIOTT VERNON  
ESTATE AGENTS



8 Alpha Court Hillside Road, Whyteleafe, CR3 0BU

Guide price £280,000



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# 8 Alpha Court Hillside Road

Whyteleafe, CR3 0BU

\*\*\*Guide Price £280,000-£300,000\*\*\*

Marriott Vernon present to the market this beautifully presented two bedroom ground floor flat boasting attractive views, allocated parking and long lease, ideally situated moments from fantastic transport links and amenities. The property has been recently refurbished by the current owner, offering light and spacious accommodation with stylish interiors, neutral decor and quality finish - ideal for homeowner or investor purchaser alike in this popular residential location. Features include a generous 18'0 reception room, separate brand new kitchen, newly installed family bathroom, gas central heating via Vaillant boiler (new boiler 2023), double glazing, updated electrics and new carpets/floor coverings throughout.

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

The property is very conveniently located moments 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 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.

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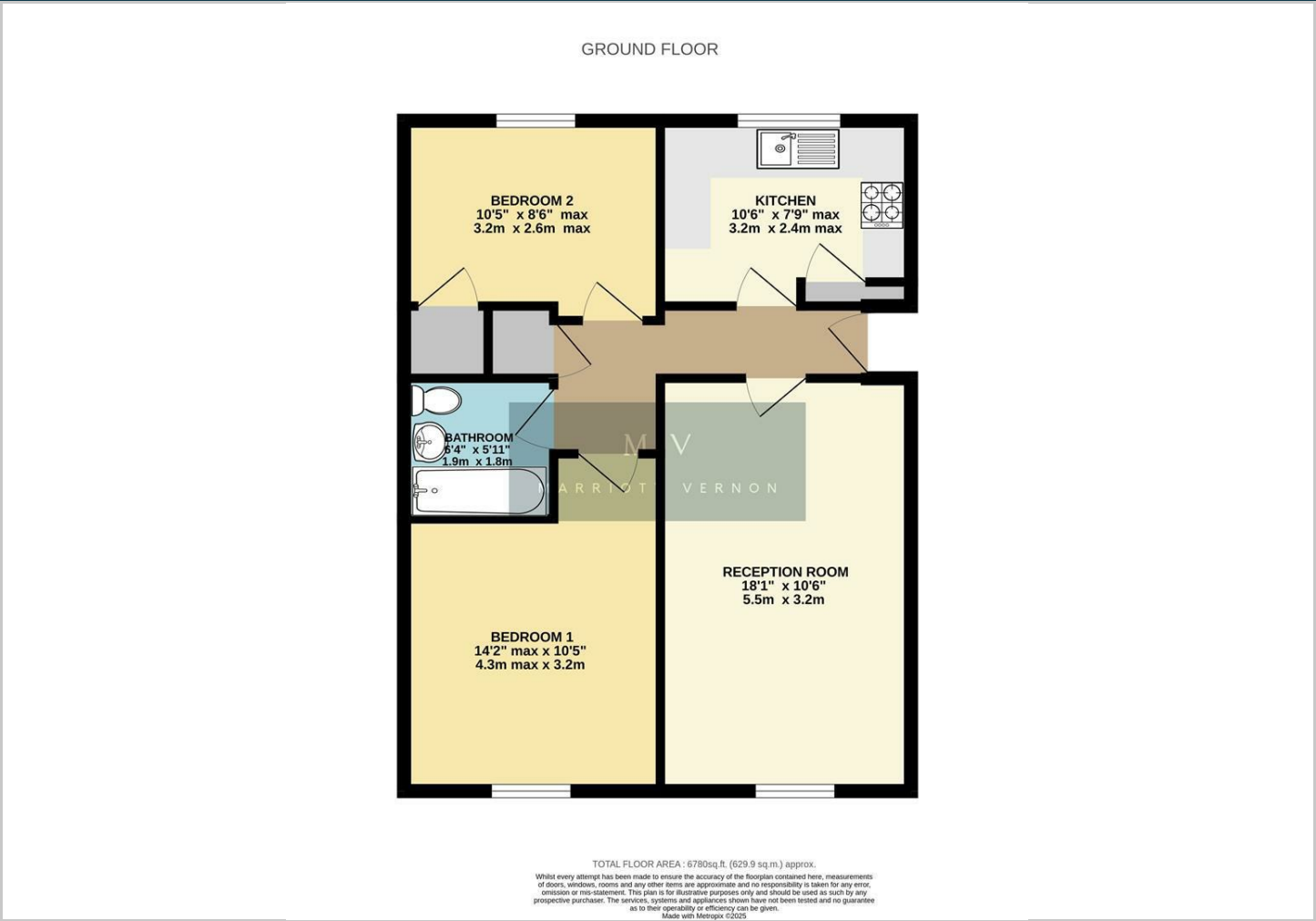








Floor Plans



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.

Location Map



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	67	76
EU Directive 2002/91/EC		