



2 Bedrooms | 2 Bathrooms | 1 Reception Room

Westview Avenue | Whyteleafe | CR3 0EQ

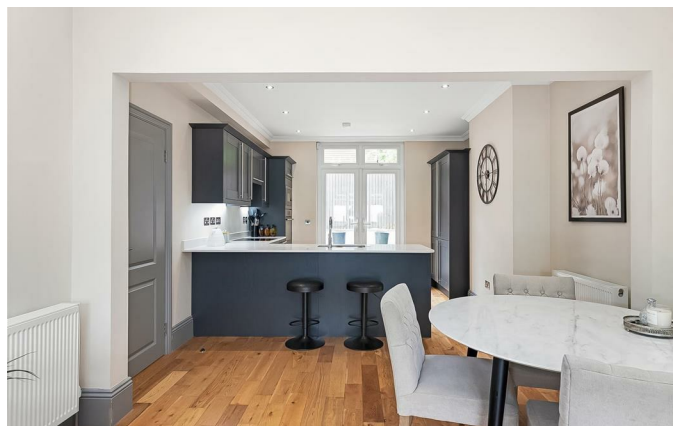
**Guide price £390,000**

# LOFT

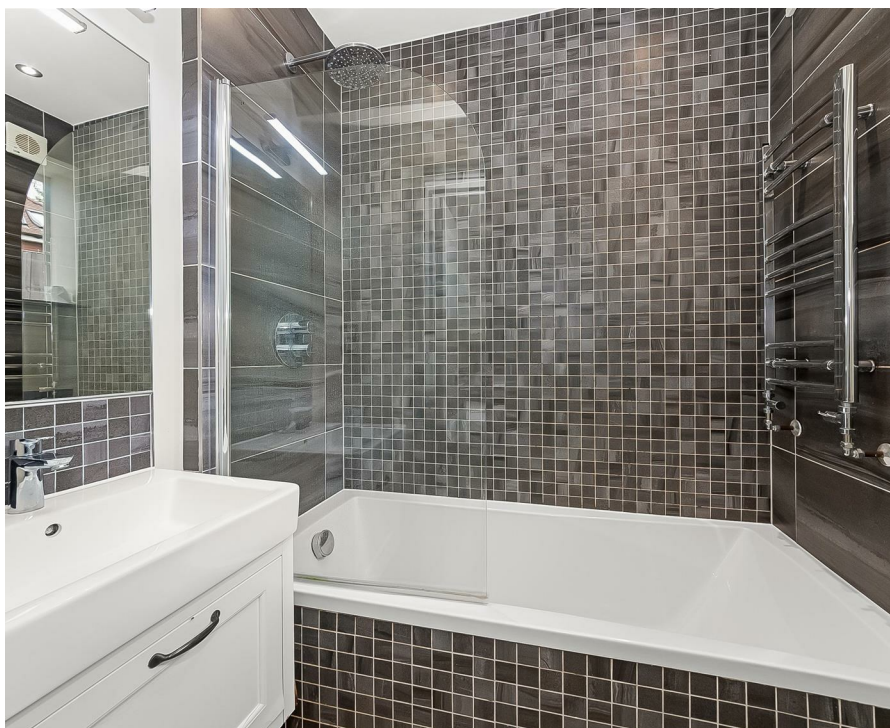
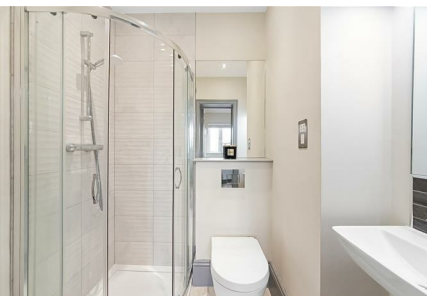


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- Immaculately presented ground floor maisonette built only 6 years ago
- Private rear garden, landscaped, with side access, a perfect haven for relaxation
- Open plan kitchen/living space with double aspect offering plenty of space for lounging and dining
- Modern kitchen with Quartz marble worktops and integrated appliances with double doors that lead to the garden
- Tasteful en-suites to both double bedrooms
- Separate WC and large storage cupboard
- Allocated parking space to the front and communal front garden
- Ideally located with Upper Warlingham and Whyteleafe train stations with 4 minutes walk
- Share of Freehold



If you are looking for space, class and style, look no further. A ground floor maisonette with two bathrooms, parking, private rear garden and presented beautifully throughout!



## Ground Floor

### Porch

### Hallway

### W/C

### Kitchen/Reception Room

30'7 x 11'8 (9.32m x 3.56m)

### Bedroom 1

12'3 x 9'8 (3.73m x 2.95m)

### En-suite

### Bedroom 2

12'8 x 8'2 (3.86m x 2.49m)

### En-suite

### Outside

### Allocated Parking Space

### Private Rear Garden

31'10 x 12'7 (9.70m x 3.84m)

### Communal Front Garden






## Westview Avenue, CR3

Approximate Gross Internal Area  
73.9 sq m / 795 sq ft



 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1204481)

EPC Rating: C

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