



**Whyteleafe Road, Caterham, CR3 5ED**



## **Welcome to Whyteleafe Road, Caterham**

A spacious and characterful five bedroom detached family home comprising of a large entrance hall, dining room with bay fronted window, separate sitting room which leads into a large extension, separate kitchen with range cooker and American style fridge, utility room, double bedroom, shower room and cloakroom. The first floor comprises of four spacious bedrooms with the master bedroom being accompanied by an en-suite shower room and family bathroom. The property further benefits from a 100ft rear garden with lawn and patio, garage/workshop and large driveway which provides parking over several cars.

Whyteleafe Road is a popular tree lined road and the property is set back which provides privacy. The house is conveniently located for Whyteleafe South, Whyteleafe and Upper Warlingham Station which all provide fantastic links into London. The property is surrounded by greenery and fantastic places to walk such as Kenley Aerodrome, Manor Park and Coulsdon Common. If you are into Golf then you are spoilt for choice which Surrey National, Woldingham and North Downs all within close proximity. There are an array of schools to choose from such as Audley Primary School, St Francis Primary School, De Stafford School and Caterham School. Caterham High Street offers a number of supermarkets, restaurants and coffee shops as does Caterham on the Hill which has an array of coffee shops and convenience stores.

Call Barnard Marcus now to book in your viewing.



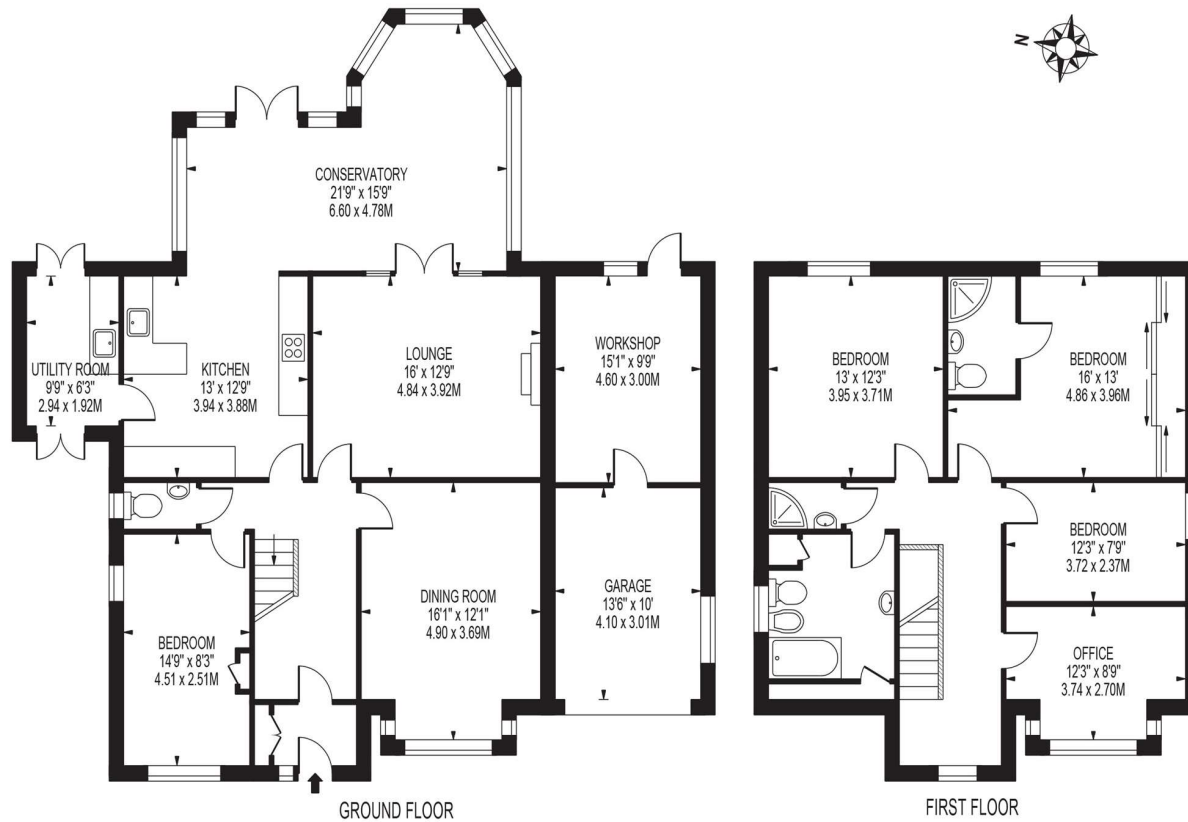
## WHYTELEAFE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1977 SQ FT - 183.66 SQ M

(EXCLUDING GARAGE & WORKSHOP)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WORKSHOP: 149 SQ FT - 13.80 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 133 SQ FT - 12.34 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Welcome to

### Whyteleafe Road, Caterham

- Detached
- Five Bedrooms
- Three Bathrooms/Shower Rooms
- Three Reception Rooms
- Large Private Rear Garden
- Garage & Large Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

**£950,000**



**view this property online** [barnardmarcus.co.uk/Property/SAN106628](https://barnardmarcus.co.uk/Property/SAN106628)

Please note the marker reflects the  
postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SAN106628 - 0004

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