



RAYNERS
TOWN & COUNTRY

MCMILLAN COURT, WHYTEBEAM VIEW
WHITELEAF, SURREY, CR3 0AU

7 MCMILLAN COURT, WHYTEBEAM VIEW

WHYTELEAFE, SURREY, CR3 0AU

Offers in Excess of £400,000

Introducing this extremely spacious, chain-free top floor two bedroom apartment, part of a select development built approximately 30 years ago. Conveniently located within walking distance of both Whyteleafe and Upper Warlingham Stations, this property offers well-proportioned accommodation and is ideal for commuters.

The apartment features a fantastic-sized lounge with sliding doors leading to a large southerly aspect private balcony, offering far-reaching views. The spacious hallway provides access to two double bedrooms, with the master bedroom boasting an en-suite bathroom. There is also a separate fitted kitchen/diner and a family bathroom.

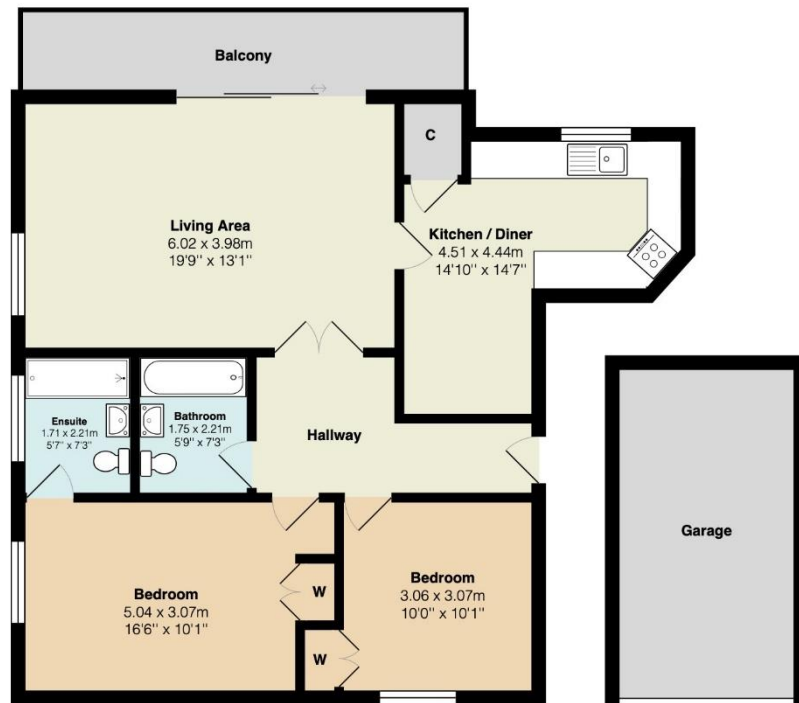
Surrounded by pleasant and well-maintained gardens, the development includes parking for residents and a good-sized garage. Situated on a popular, private estate, this property is ideal for those needing to commute to Croydon and London.

Whyteleafe offers a variety of shops and restaurants, with further options in nearby Caterham. The area is served by excellent local schools and recreational facilities, including the De Stafford Sports Centre in Caterham on the Hill. Both Whyteleafe and Upper Warlingham stations are in the immediate vicinity, and Junction 6 of the M25 at Godstone provides access to the motorway network and Gatwick and Heathrow airports.





7 McMillan Court



Total Area: 84.0 m² ... 904 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only

Tenure: Share of Freehold

Lease Length: Please note we have been advised by the seller that as part of the sale the lease will be extended to 999 Years.

Local Authority: Tandridge District Council

Maintenance charge: approx. £2280 per annum

Council Tax Band: E

EPC Rating: C

This information has been provided by the seller and will need to be verified through solicitors.

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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