



65 HILLSIDE ROAD, WHYTELEAFE  
SURREY, CR3 0BS



# 65 HILLSIDE ROAD, WHYTELEAFE SURREY, CR3 0BS

GUIDE PRICE £289,950

This well-presented top-floor flat offers generous living space, making it an ideal choice for first-time buyers or investors. The property features two double bedrooms, a bright and spacious lounge-diner, and a separate fitted kitchen with ample storage. A modern bathroom adds to the home's appeal, while the development benefits from well-maintained communal gardens, perfect for relaxing outdoors.

Additional highlights include a private garage and a sought-after **share of freehold**.

The property is located close to three commuter train stations providing excellent transport links to London bridge and Victoria. The development is also within two miles of Caterham town centre and 4 miles from M25 Junction 6 (Godstone). Call now to view on 01883 622258. Perfect for first-time buyers, investors, or those looking to downsize, this charming maisonette combines modern comfort with a fantastic location close to amenities and transport links.

**Tenure: SHARE OF FREEHOLD**

**Lease Length: 999 YEARS FROM 25/12/2008**

**Service charge- Approx £1500 per year including ground rent**

**Local Authority: Tandridge District council**

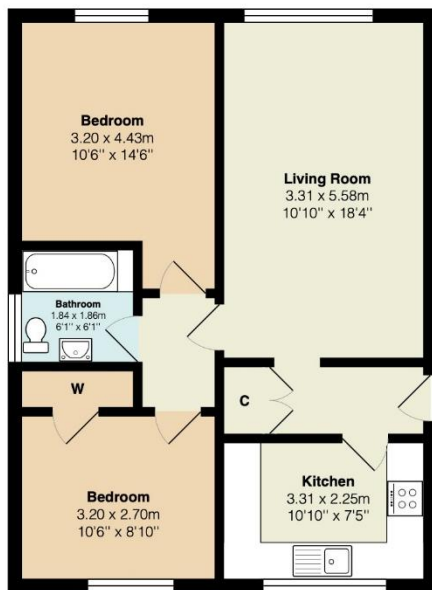
**EPC Rating: C**

**Council Tax Band: C**

**EPC Rating: C**

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

65 Hillside



Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

01883 622 258

enquiries@raynersproperties.com

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

RAYNERS  
TOWN & COUNTRY