



A DETACHED FAMILY HOME WITH FOUR GREAT SIZE BEDROOMS

11' 11" x 14' 2" (3.63m x 4.32m) LOUNGE OPEN PLAN TO 11' 5" x 11' 4" (3.49m x 3.46m) DINING ROOM

11' 10" x 16' 4" (3.60m x 4.99m) THIRD RECEPTION / FAMILY ROOM

BATHROOM, SEPARATE SHOWER & WC* *A THIRD OF AN ACRE PLOT, SECLUDED GARDENS EXTENDING TO THREE SIDES* *15' 9" x 8' 8" (4.80m x 2.63m) INTEGRAL GARAGE & LARGE DRIVEWAY

A LARGE FOUR BEDROOM DETACHED FAMILY HOME set on a wide plot of approximately a third of an acre. There is a through Lounge / Dining Room, an additional Family Room, a split level Hallway and Landing, a Bathroom and separate Shower. Outside the rear Garden backs onto an area of woodland and has established bushes trees and a large Vegetable Plot. There is also a side area of Garden providing great space for additional parking. **NO ONWARD HOUSE CHAIN!**

Church Road, Whyteleafe, Surrey CR3 0AR
Asking Price: £775,000 Freehold



LOUNGE 11' 11" x 14' 2" (3.63m x 4.32m)

Double aspect room with a large double glazed window to the front and two to either side, coved ceiling, picture rail surround, TV point and double radiator, open plan to:

DINING ROOM 11' 5" x 11' 4" (3.49m x 3.46m)

Double glazed floor to ceiling sliding patio door to the rear patio, coved ceiling with a picture rail surround, brick built fireplace with a fitted gas fire, double glazed window to the side.

THIRD RECEPTION ROOM/FAMILY ROOM 11' 10" x 16' 4" (3.60m x 4.99m)

Double glazed windows to the rear and side, wood panelled ceiling, double radiator.

KITCHEN 7' 9" x 12' 11" (2.36m x 3.94m)

Double glazed window to the rear, two separate doors to the hallway. Range of wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboard under. There is space for a cooker and space and plumbing for a washing machine and dishwasher. Wall mounted gas fired central heating boiler, tiled flooring and surrounds.

FIRST FLOOR ACCOMMODATION

SPLIT-LEVEL LANDING

Access to the loft, Airing Cupboard with a hot water tank and shelving, separate shallow shelved cupboard and a further large store cupboard.

BEDROOM ONE 14' 3" x 11' 11" (4.34m x 3.64m)

Double aspect with a double glazed window to the front and side, coved ceiling with a picture rail surround, radiator.

BEDROOM TWO 13' 8" x 10' 4" (4.16m x 3.16m) *Max measurements*

Double glazed window to the rear, built in sliding door mirror fronted wardrobe, radiator.



DIRECTIONS

From Whyteleafe Town Centre roundabout proceed along Whyteleafe Hill, over the level crossing and then take the next left into Church Road. The house is located on the right hand side.

LOCATION

Church Road is a sought-after residential road in Whyteleafe within half a mile of Whyteleafe Railway Station and the picturesque Kenley Common accessed in Hilltop Road.

The commuter has a choice of three stations in Whyteleafe with services into Croydon, London and the South Coast. The M25 motorway, Junction 6, can be found at nearby Godstone.

Within half a mile there are also two excellent Primary Schools in Whyteleafe Hill and Valley Road. Caterham has a good selection of High Street shops which includes three supermarkets and other useful amenities including Doctors and Dentists.

**AN IDEAL LOCATION FOR THE RAIL & ROAD
COMMUTER AND ACCESS
TO THE TOWN AND COUNTRYSIDE.**

ACCOMMODATION

LARGE ENTRANCE PORCH 7' 8" x 7' 1" (2.33m x 2.15m)

Windows to the front and side, glazed entrance door and glazed door to the Entrance Hall.

SPLIT LEVEL L'SHAPED ENTRANCE HALLWAY

Return staircase to the first-floor landing with an understairs storage cupboard with the electric meter, fusebox and gas meter, plate rail surround and wood block parquet flooring. To the far end of the Hallway there is a large cloaks cupboard and a floor to ceiling frosted window to the front, telephone point, radiator and door to the rear Garden and door to the Garage.

DOWNSTAIRS WC 5' 7" x 3' 11" (1.71m x 1.19m)

Double glazed frosted window to the front, tiled surrounds with a low flush WC and a corner wash hand basin.

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BEDROOM THREE 11' 5" x 10' 4" (3.49m x 3.16m)

Double glazed windows to the rear and side, picture rail surround and radiator.

BEDROOM FOUR 9' 0" x 7' 9" (2.74m x 2.37m)

Double glazed window to the rear, picture rail surround and radiator.

SEPARATE SHOWER ROOM

Fully tiled with a frosted window to the front, corner shower cubicle with a mixer shower fitment.

BATHROOM

Double glazed frosted window to the rear, half tiled with a panelled bath with twin taps, pedestal wash hand basin and a heated ladder style towel rail / radiator.

SEPARATE WC

Double glazed frosted window to the front, low flush WC.

OUTSIDE

FRONT GARDENS

A wide front garden with tall trees and bushes proving seclusion from the road. The Driveway has space for off road parking for several vehicles and extends to one side offering further hidden off road parking space behind the tall trees on the front border.

INTEGRAL GARAGE 15' 9" x 8' 8" (4.80m x 2.63m)

Door to the Entrance Hall, up and over door and power & light.

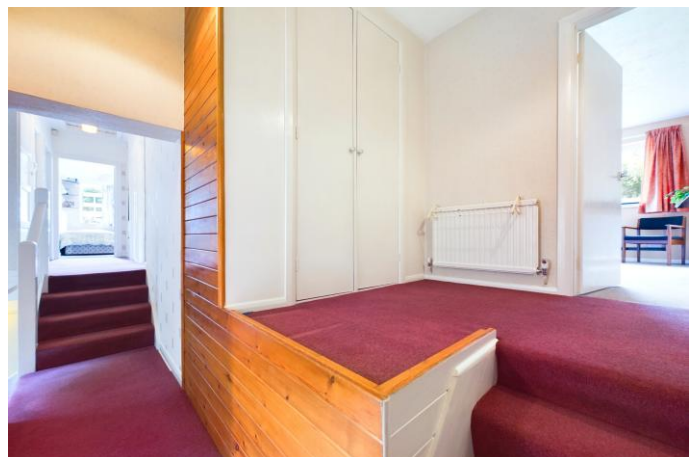
REAR GARDEN

The rear Garden has a large lawn area, flowerbed and herbaceous borders and a central Vegetable Plot with a Greenhouse, there is also an additional Garden Shed. The Gardens back onto an area of woodland and offer, in our opinion, a high degree of seclusion from all sides.

COUNCIL TAX

The current Council Tax Band is 'G', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>

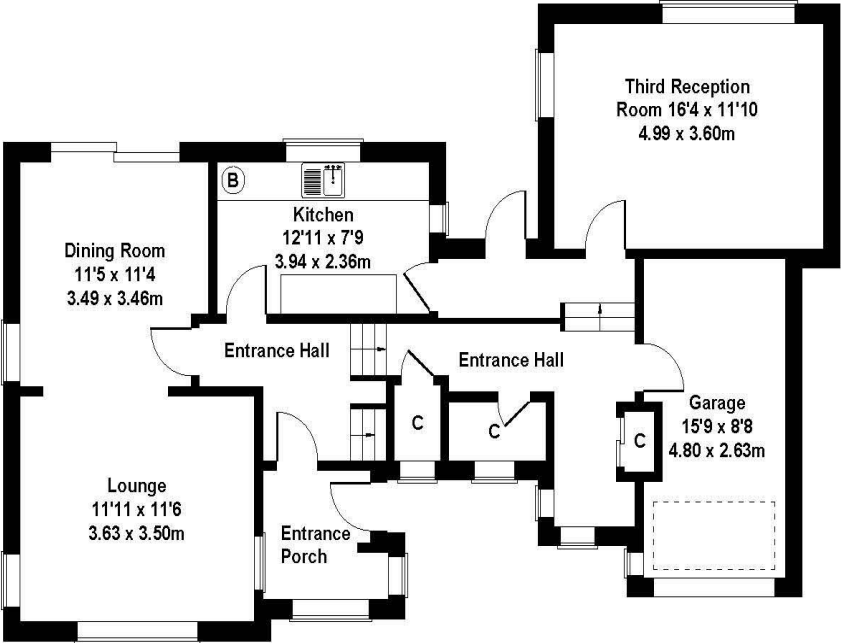
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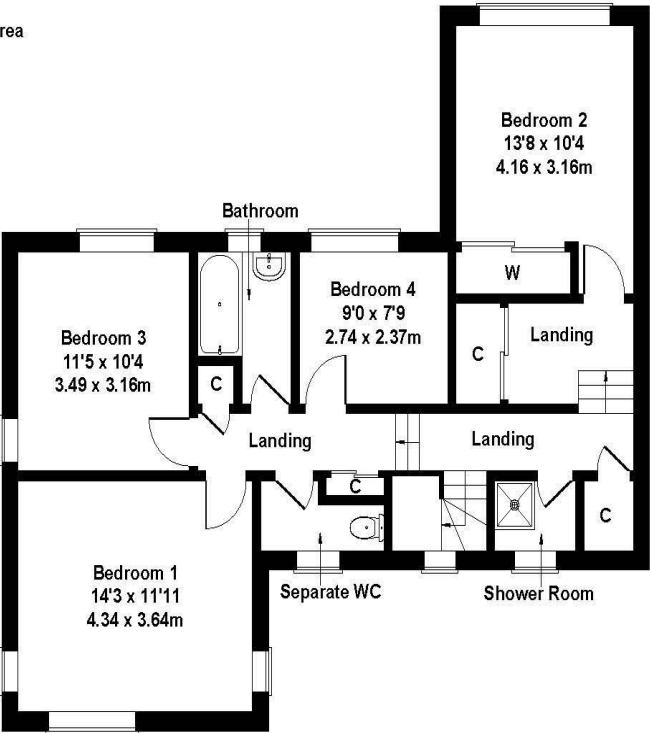
FLOORPLAN

Church Road

Approximate Gross Internal Area
1841 sq ft - 171 sq m



GROUND FLOOR



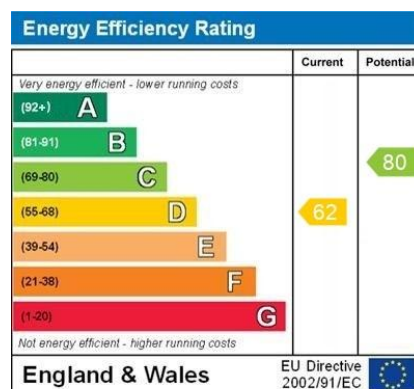
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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