



- *THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOUSE*** *LOUNGE AND DINING ROOM/STUDY, DOWNSTAIRS WC*
- *LARGE KITCHEN/BREAKFAST ROOM 18' 4" x 14' 6" (5.60m x 4.43m)***
- *QUALITY FITMENTS THROUGHOUT, NEW GAS CENTRAL HEATING, DOUBLE GLAZED AND REWIRED! ***
- *LANDSCAPED REAR GARDEN WITH SEVERAL PATIO/SEATING AREAS, VIEWS OVER THE VALLEY***
- *LARGE DRIVEWAY WITH AMPLE PARKING FOR SEVERAL VEHICLES***

A THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME which has been **TOTALLY RE-FURBISHED THROUGHOUT!** The house has two Reception Rooms, a large newly fitted Kitchen/Breakfast Room with a walk-in Larder and separate Utility Room. The Master Bedroom has an En-suite Dressing Room and Shower Room and a walk-in Wardrobe! Bedrooms Two and Three also have large built-in wardrobes and have use of a newly fitted Bathroom. This is an **'Exceptional House'** located in a popular convenient and quiet residential road.
READY TO MOVE IN, NO ONWARD CHAIN!

New Barn Lane, Whyteleafe, Surrey CR3 0EX
ASKING PRICE: £575,000 FREEHOLD



Kitchen/Breakfast Room

DIRECTIONS

From Whyteleafe Town Centre proceed up Whyteleafe Hill, straight on over the Railway Crossing, take the second right into Hornchurch Hill, continue along Beverley Road and take the second left into New Barn Lane, the house is at the end of the road on the left-hand side.

LOCATION

New Barn Lane is a sought-after residential no through 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, Whyteleafe Infants & Juniors and at the junction of Valley Road and New Barn Lane just a short walk from the house, Kenley Kindergarten and Kenley Infants and Junior School. Nearby Caterham has a good selection of High Street shops which includes four 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

ENTRANCE HALLWAY

L-shaped Entrance Hall with a coved ceiling and a sunken doormat. built in storage cupboard housing the electric fuse box, return staircase to the first floor landing, double radiator.

CLOAKROOM 5' 7" x 4' 0" (1.70m x 1.22m)

Double glazed frosted window to the side, white suite with tiled surrounds comprising of a vanity wash hand basin and a low flush WC with a concealed cistern. A wall cupboard houses a VIESSMAN gas fired combination boiler which incorporates a 'Smart Heating System'. Wall mounted heated towel rail/radiator.

LOUNGE 11' 0" x 13' 8" (3.36m x 4.17m)

Large double glazed window to the front, coved ceiling, two TV points, access to a walk-in under stairs storage cupboard with light, double radiator.

DINING ROOM/STUDY 9' 0" x 10' 4" (2.75m x 3.16m)

Double glazed window to the front, TV point and double radiator.

KITCHEN / BREAKFAST ROOM 18' 4" x 14' 6" (5.60m x 4.43m)

Large double glazed window to the rear, door to the rear garden. The Kitchen is fitted with an extensive range of quality wall and base units with soft closing doors and complimentary worktops, 'FRANKE' one and a half bowl sink unit with a mixer tap and tiled surrounds. Built in 'BUSH' dishwasher and HISENSE' electric oven, grill and a 4 ring Induction electric hob with an extractor fan above. There is space for a large Fridge/Freezer with a cold-water feed. LVT flooring, TV point and double radiator, separate doors to the Utility Room and Walk-in Larder.

UTILITY 8' 4" x 2' 11" (2.54m x 0.89m)

Enclosed room with a single bowl sink unit with a single drainer, tiled splash back and a cupboard below, space and plumbing for a washing machine with a shelf above, ideal for a tumble dryer, vent included.

WALK-IN LARDER 5' 7" x 2' 11" (1.69m x 0.88m)

To one side there is a useful shelf with space below and power point, to the opposite wall there is a set of fitted shelves.

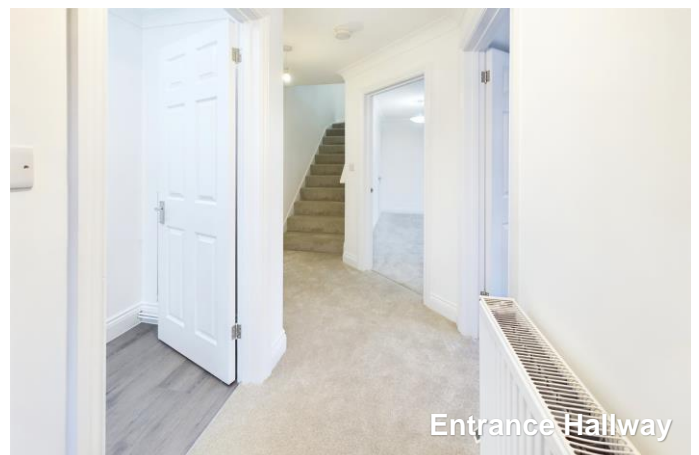
FIRST FLOOR ACCOMMODATION

LANDING

Coved ceiling, access to the loft via a retractable ladder, built in airing cupboard, double radiator.

MASTER BEDROOM 11' 7" x 14' 6" (3.54m x 4.41m)

Double glazed window to the rear, coved ceiling, TV point, access to a Walk-in Wardrobe 14' 4" x 2' 9"



Entrance Hallway

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(4.38m x 0.85m) with fitted shelving and clothes hanging space and power point. Double radiator, arch to:

EN-SUITE DRESSING ROOM 6' 4" x 4' 5" (1.92m x 1.34m)

Built in dressing table with drawers and a mirror above, built in wardrobe with hanging and shelf space and drawers, radiator, door to En-suite Shower Room.

EN-SUITE SHOWER ROOM 6' 5" x 6' 2" (1.95m x 1.89m)

Double glazed frosted window to side plus a double glazed skylight window. Large corner shower cubicle with a sliding door and a mixer shower fitment, vanity wash hand basin and a low flush WC, tiled surrounds, inset spotlighting to the ceiling, heated towel rail/radiator, LVT flooring.

BEDROOM TWO 9' 6" x 10' 1" (2.89m x 3.08m)

Double glazed window to the front, coved ceiling, built in double wardrobe with hanging and shelf space and drawers with a dedicated jewellery drawer, TV point and double radiator

BEDROOM THREE 9' 5" x 10' 2" (2.88m x 3.10m)

Double glazed window to the front, built in double wardrobe, TV point and double radiator.

BATHROOM 6' 3" x 8' 6" (1.91m x 2.60m)

Double glazed frosted window to side, newly fitted suite comprising of a panelled bath with a mixer tap and separate shower fitment with a hand held shower and overhead shower rose and shower screen. vanity wash hand basin and a low flush WC. Tiled surrounds, fitted wall mirror, inset spotlighting to the ceiling, extractor fan and LVT flooring.

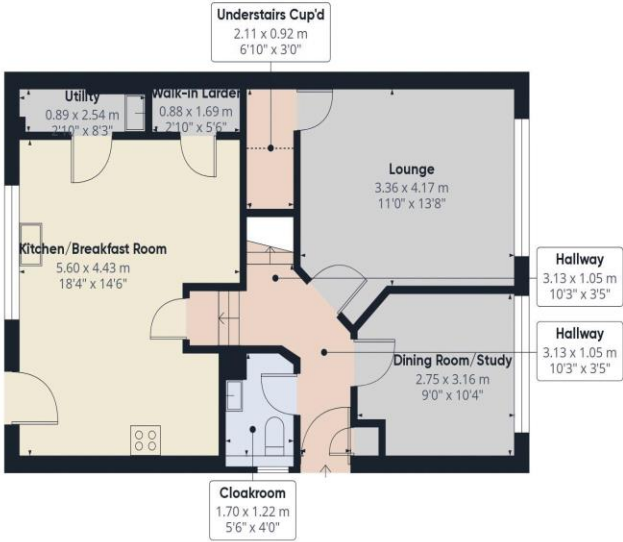
OUTSIDE

FRONT DRIVEWAY

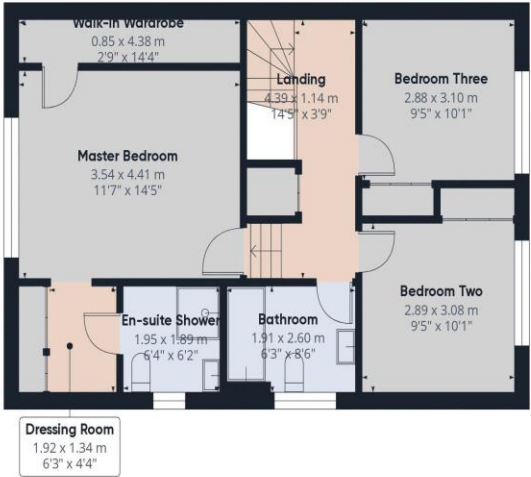
There is a double width brick block driveway with ample space to park several vehicles. A path leads to the side of the house to a wrought iron gate leading the the front door. A wooden side gate leads to the rear Garden.



FLOORPLAN



Floor 0



Floor 1

Approximate total area⁽¹⁾
119.14 m²
1282.4 ft²

Reduced headroom
0.92 m²
9.95 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

REAR GARDEN

The rear Garden has been totally landscaped with several seating areas including a wooden decked area at the end of the garden affording great views over the valley. The patio provides access to the Kitchen and leads to a Timber Shed which will remain.

COUNCIL TAX

The current Council Tax Band is to be confirmed, via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

14/02/2025





En-suite Shower Room



Bedroom Two



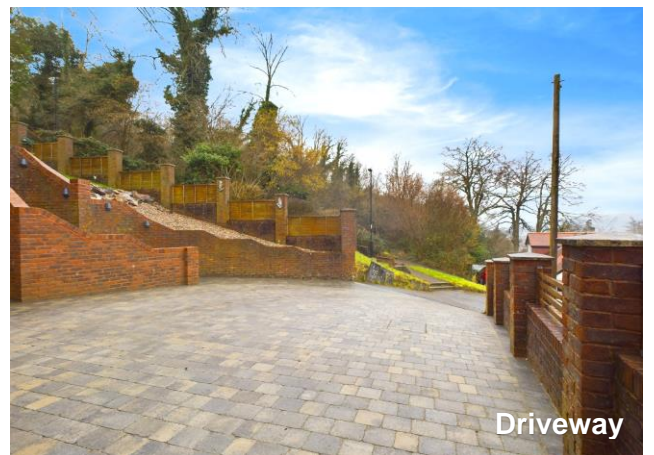
Built-in Wardrobe



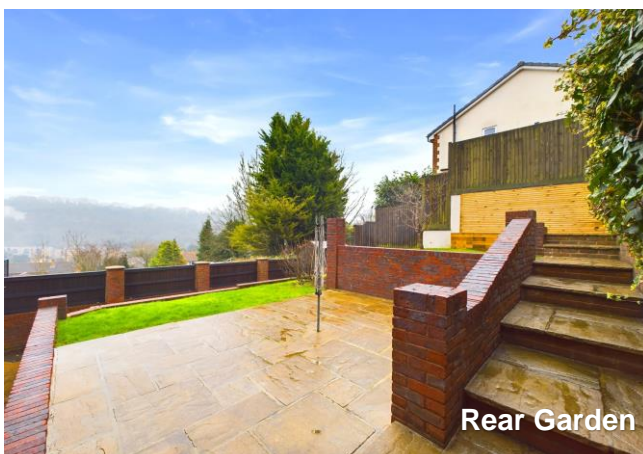
Bedroom Three



Family Bathroom



Driveway

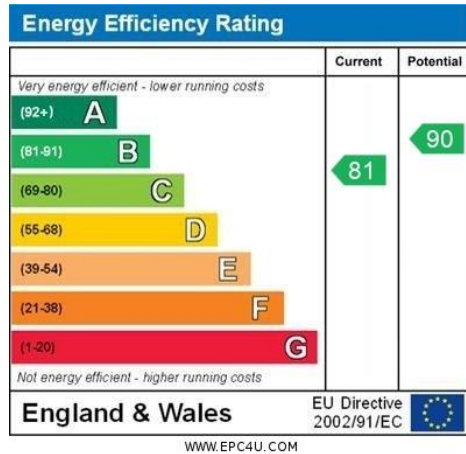


Rear Garden



Rear Garden

ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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