



**\*FOUR BEDROOM SEMI DETACHED FAMILY HOME\* \*26' 6" x 10' 3" (8.08m x 3.13m) OPEN PLAN LOUNGE/DINING ROOM\* \*EXTENDED KITCHEN/BREAKFAST ROOM 18' 9" x 9' 9" (5.71m x 2.96m) L'shaped, maximum measurements\* \*SHOWER ROOM & BATHROOM, DOUBLE GLAZED & GAS CENTRAL HEATING\*  
 \*LEVEL REAR GARDEN, USEFUL HOME OFFICE WITH INTERNET\*  
 \*AMPLE OFF ROAD PARKING, POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)\***

**AN EXTENDED FOUR BEDROOM FAMILY HOME** located in a popular residential road with a great size level Southerly Aspect Rear Garden with views! The house has an 'Open Plan' Lounge and Dining Room and an extended Kitchen/Breakfast Room, a separate Utility and Shower Room. There are four good size Bedrooms and a modern Bathroom on the first floor. Outside there is a large Driveway with ample parking for several vehicles and a 'Home Office / Summerhouse' at the end of the Garden. **VIEWING HIGHLY RECOMMENDED!**

**Hillcrest Road, Whyteleafe, Surrey CR3 0DJ**  
**Asking Price: 'Offers in Excess of' £625,000 Freehold**



### 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 first left into Hillcrest Road, the house is approximately halfway along on the left-hand side.

### LOCATION

Hillcrest Road 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 14' 8" x 6' 0" (4.47m x 1.82m)

Double glazed and part panelled front door with a double glazed frosted leaded light window to the front. Staircase to the first floor landing with an understairs storage cupboard housing the electric fusebox, electric and gas meters. Door to the Utility Room with access to a Shower Room, dado rail surround, radiator and tiled wood effect flooring throughout.

#### LOUNGE / DINING ROOM 26' 6" x 10' 3" (8.08m x 3.13m)

A large open plan room with a double glazed square bay leaded light window to the front. Brick built floor to ceiling fireplace/chimney breast with built in base storage units to either side and some fitted shelving. TV point, two radiators, tile wood effect flooring and double glazed french doors to a rear patio in the Dining Room area.

#### KITCHEN/BREAKFAST ROOM 18' 9" x 9' 9" (5.71m x 2.96m) L shaped, maximum measurements.

Double glazed window and door to the side and double glazed patio doors to the rear Garden. Range of modern white wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboards under. Built-in four ring gas hob with an extractor fan above, built-in electric oven, grill plus microwave, dishwasher and wine cooler. Tiled wood effect flooring and radiator.

#### UTILITY ROOM

Inset spotlights, single bowl sink unit with a mixer tap and cupboards under, space and plumbing for a washing machine with space for a tumble dryer above, tiled flooring, door to:

#### SHOWER ROOM

White modern suite comprising of a corner shower cubicle with a MIRA electric shower fitment, vanity wash hand basin with a tiled splash back and a low flush WC, tiled flooring, heated towel rail/radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Split-level Landing with access to the loft, dado rail surround.

#### BEDROOM ONE 12' 2" x 10' 3" (3.71m x 3.12m)

Double glazed window to the rear, radiator.

#### BEDROOM TWO 11' 9" x 10' 6" (3.59m x 3.20m)

Double glazed window to the front, radiator.





### **BEDROOM THREE** 13' 10" x 7' 10" (4.22m x 2.38m)

Double glazed windows to the front and rear, double radiator.

### **BEDROOM FOUR** 8' 6" x 6' 11" (2.60m x 2.10m)

Double glazed diamond leaded light window to the front, radiator.

### **FAMILY BATHROOM** 6' 10" x 6' 6" (2.08m x 1.97m)

Double glazed frosted window to the rear, white suite comprising of a wood panelled bath with a mixer tap and separate AQUALISA shower fitment, vanity wash hand basin and a low flush WC. Inset spotlights to the ceiling, tiled flooring and surrounds, heated towel rail and radiator, extractor fan.

## **OUTSIDE**

### **FRONT DRIVEWAY & GARDEN**

There is a lawn area with hedgerow surrounds to two sides and a large driveway with ample parking for 2-3 vehicles, electric vehicle charge point and access to a Storage Garage.

### **STORAGE GARAGE**

A useful storage area with a double glazed door to the rear garden and side patio, power and light.

### **REAR GARDEN**

A level southerly aspect and secluded rear garden with a wrap around rear patio providing a great entertainment area for Summer BBQ's. A stepping stone path leads to the remainder of the garden and access to a Summerhouse and separate Home Office/Summerhouse at the rear of the plot. The garden has great views over the adjacent valley and beyond to the east. Plenty of outdoor space for the whole family!

### **HOME OFFICE / SUMMERHOUSE**

Timber construction with double doors for access, two double glazed windows plus power and light and internet connection.

### **COUNCIL TAX**

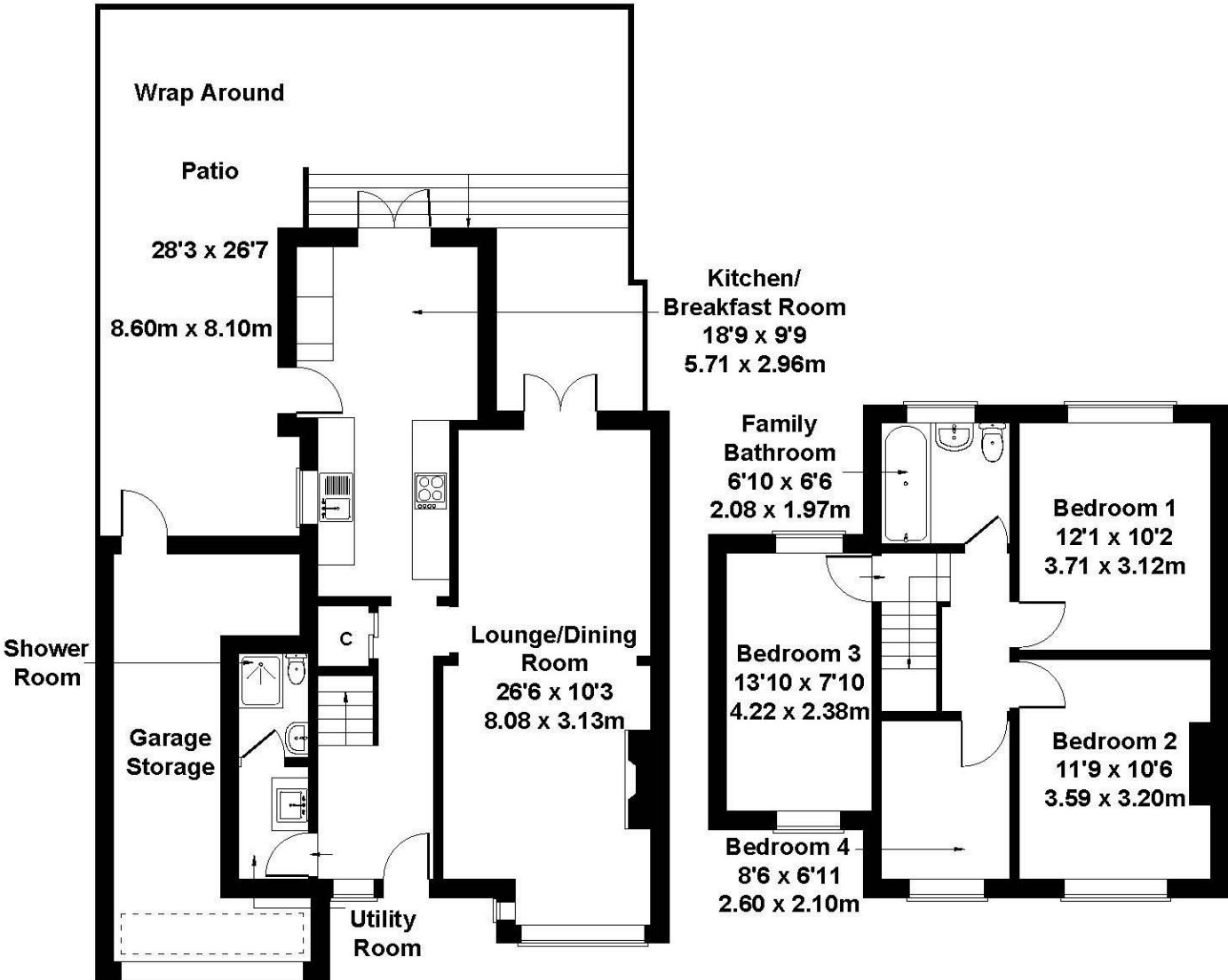
The current Council Tax Band is 'E', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>  
**11/3/2025**



**FLOORPLAN**

**Hillcrest Road**

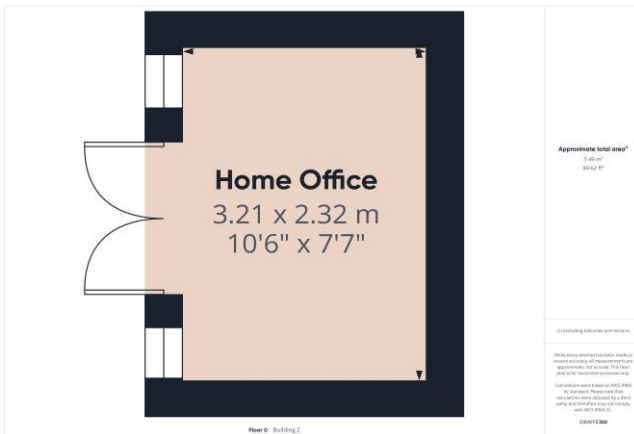
Approximate Gross Internal Area  
1141 sq ft - 106 sq m  
(Excluding Garage Storage/wrap around Patio)



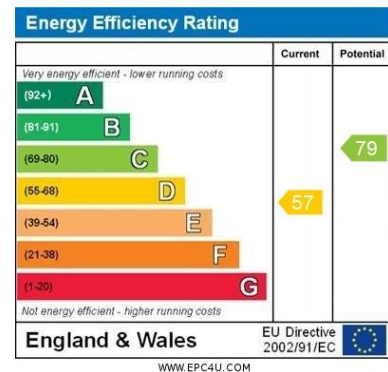
Not to Scale. Produced by The Plan Portal 2025  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DATA PROTECTION ACT 1998

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