

## 7 Marlings Close, Whyteleafe

£475,000 Freehold

Three-bedroom semi-detached home • No onward chain • Requiring modernisation • Beautifully landscaped rear garden • Garage en-bloc • Ideally located for an array of superb schooling and the amenities and transport links of Whyteleafe • Quiet and sought after location offering stunning views of surrounding area



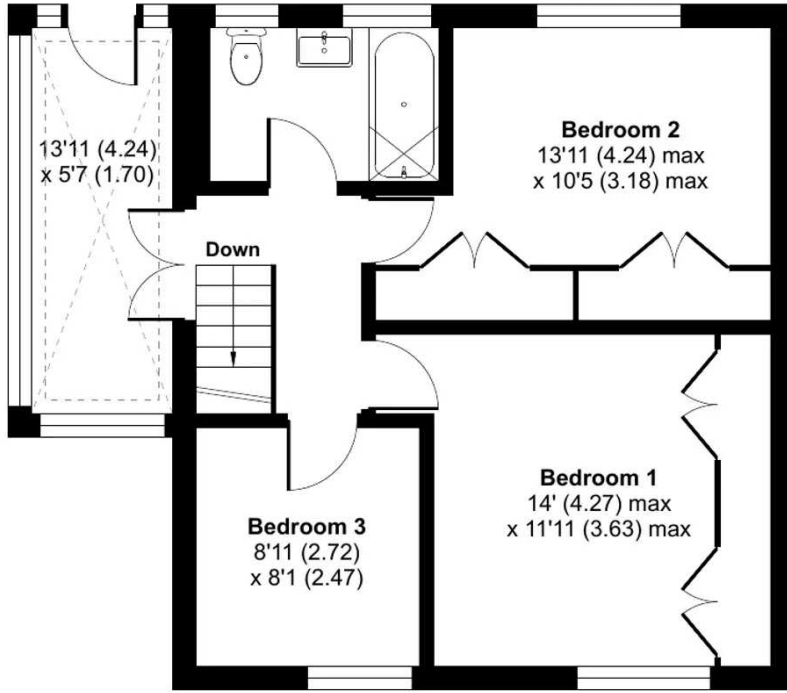
# Marlings Close, Whyteleafe, CR3

Approximate Area = 1118 sq ft / 103.8 sq m

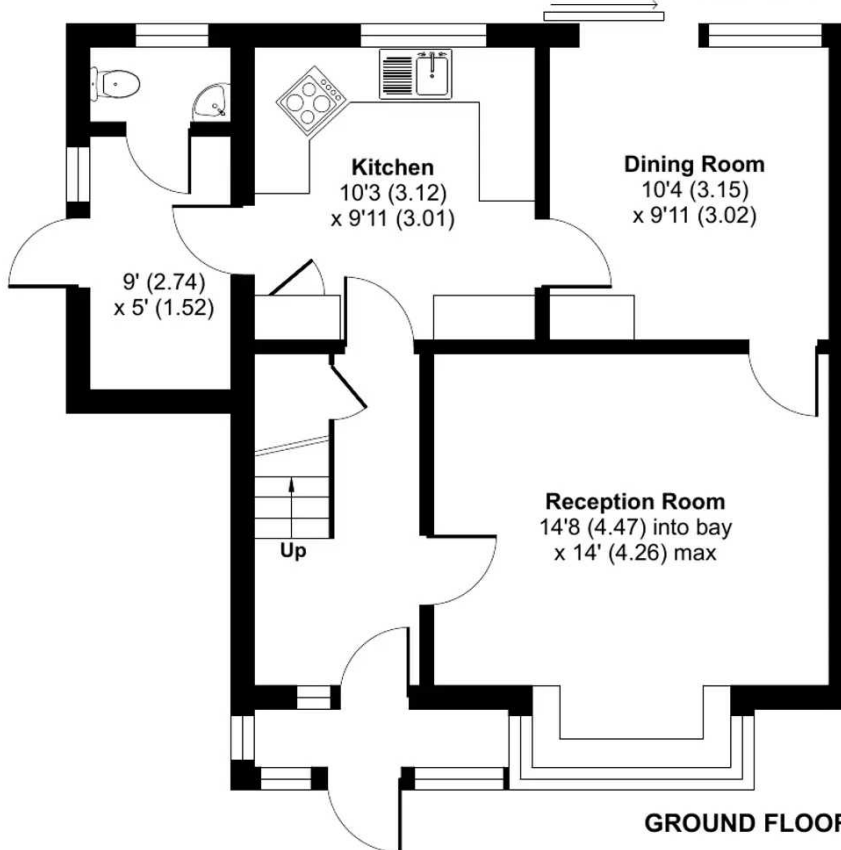
Garage = 158 sq ft / 14.7 sq m

Total = 1276 sq ft / 118.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Park & Bailey. REF: 1107654

You can include any text here. The text can be modified upon generating your brochure.

Nestled within the desirable locale of Whyteleafe, this charming three-bedroom semi-detached house offers an excellent opportunity for those seeking a property with versatile living space and the potential to create their dream home. Available with no onward chain, this residence presents an ideal canvas for modernisation and personalisation.

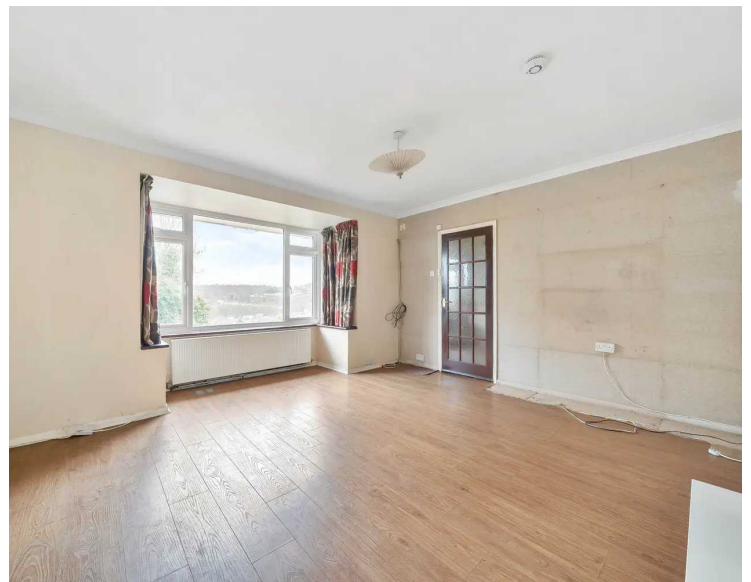
Occupying an elevated position within a quiet and tranquil cul-de-sac, the property affords a stunning outlook over the surrounding area. Upon entering the property, you are greeted by a spacious and light-filled reception room which flows into the rear aspect dining room and the adjacent kitchen. The property further benefits from a utility area and downstairs WC.

Stairs rise to the first floor, which accommodates three generously proportioned bedrooms, each offering comfortable living quarters and plentiful natural light. The property also benefits from a family bathroom as well as a conservatory which allows for access into the garden via a footbridge.

One of the outstanding features of this home is the beautifully landscaped rear garden, offering a tranquil outdoor sanctuary that can be enjoyed throughout the seasons. Cleverly designed to take into account the gradient of the plot, planted beds frame stepped paths ascending to an ornamental lawn with direct access onto Kenley common with its woodland walks, foot and cycle paths. Whether hosting alfresco gatherings, cultivating a flourishing garden, or simply unwinding in nature, the garden provides a versatile space to suit various lifestyle needs.

Additionally, this property boasts the convenience of a garage en-bloc, providing secure parking and additional storage space for the occupants. Situated in a sought-after location, it benefits from being within close proximity to an array of superb schooling options, catering to families with children of all ages. The amenities and transport links of Whyteleafe are also easily accessible, offering a seamless connection to surrounding areas and beyond.

**Please note: The photograph showing the outlook is taken from the front of the property and the lawn showing does not belong to 7 Marlings Close.**



The property is situated in a convenient location and is ideally suited for someone needing to commute to Croydon and London. There is a wide-ranging choice of excellent local schools for all age ranges. Whyteleafe provides a variety of shops and restaurants and the area is also served with a choice of recreational facilities including the De Stafford Sports Centre which is located in Caterham on the Hill, and open countryside such as Kenley Aerodrome. Whyteleafe and Upper Warlingham stations are situated within the immediate vicinity whilst junction 6 of the M25 at Godstone gives access to the motorway network, Gatwick and Heathrow airports.



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