



## 60 Hilltop Road, Whyteleafe

£575,000 Freehold

Three bedroom, detached, chalet bungalow • Offering stunning views from its elevated position • Separate study  
• Rear aspect kitchen with utility room • Charming and secluded landscaped rear garden with direct access  
onto Kenley Common • Garage at street level





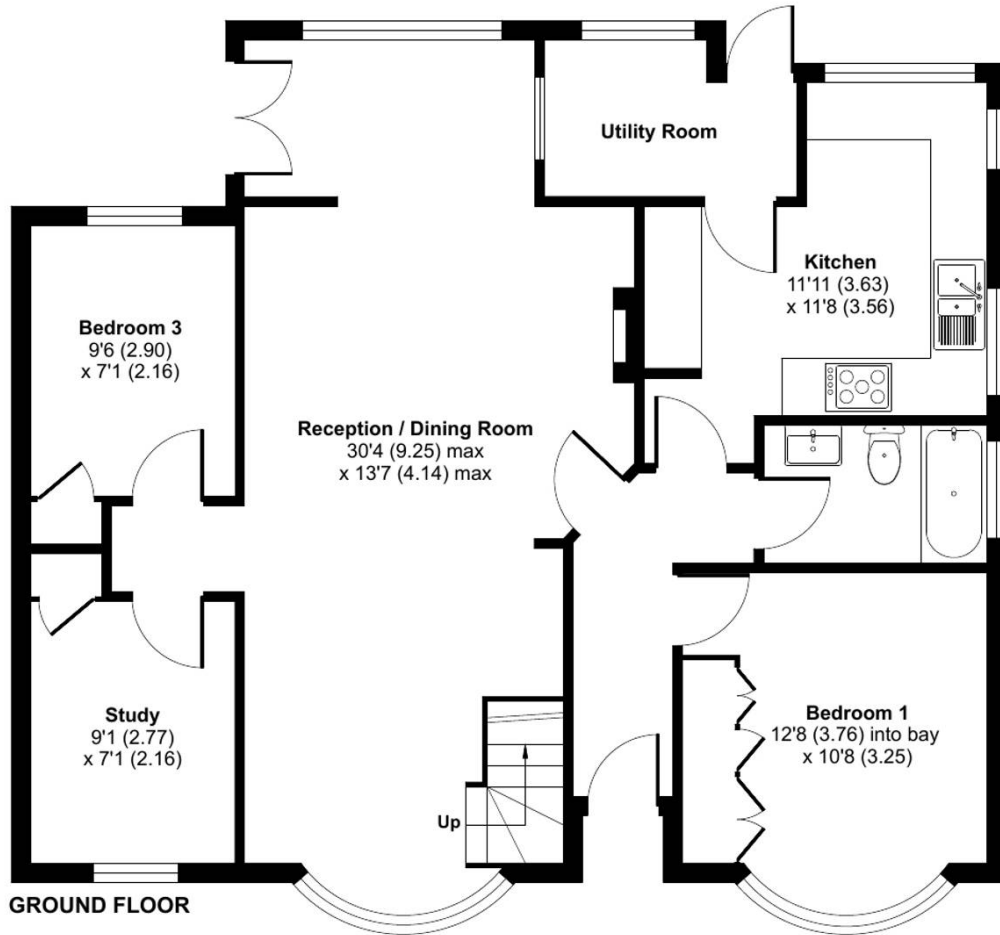
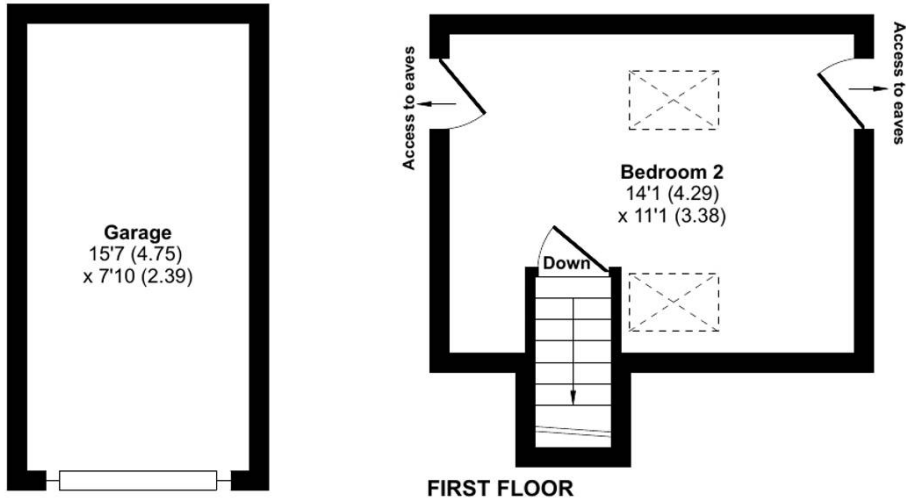
# Hilltop Road, Whyteleafe, CR3

Approximate Area = 1078 sq ft / 100.1 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Park & Bailey. REF: 1153226

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

Occupying an elevated position, in a sought after residential area of Whyteleafe, this exceptional three-bedroom detached chalet bungalow offers a rare opportunity to acquire a home in a sought-after location, with breathtaking views. Boasting no onward chain, the property is sure to captivate discerning buyers looking for a combination of comfort, style, and convenience.

The well-appointed interior features a separate study, ideal for those who work from home, as well as a rear aspect kitchen complete with a utility room for added functionality. An open plan reception space, is light bright and airy, and incorporates space for lounge and dining areas.

The main bedroom offers a feature bay-window, adding to the spacious feel, and is complemented by a further single bedroom on the ground floor. Stairs rise to the first floor where another double bedroom is located. This could be extended to allow for a fourth bedroom or en-suite facility.

The highlight of the property is undoubtedly the charming and secluded, landscaped rear garden, providing a private oasis perfect for relaxation or entertaining guests. With direct access onto the picturesque Kenley Common, nature lovers will appreciate the seamless blend of indoor-outdoor living spaces. Completing this superb offering is a garage at street level, ensuring convenient parking and storage solutions for the residents of this remarkable abode.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



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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