



1 Regents Close, Whyteleafe

£650,000 Freehold

No onward chain • Four-bedroom detached home • Ideally located for Whyteleafe's amenities, and within close proximity to both Whyteleafe and Upper Warlingham Stations • Requiring modernisation • Perfect opportunity to put your own stamp on your new home • Well-established, landscaped rear garden • Off-street parking and garage



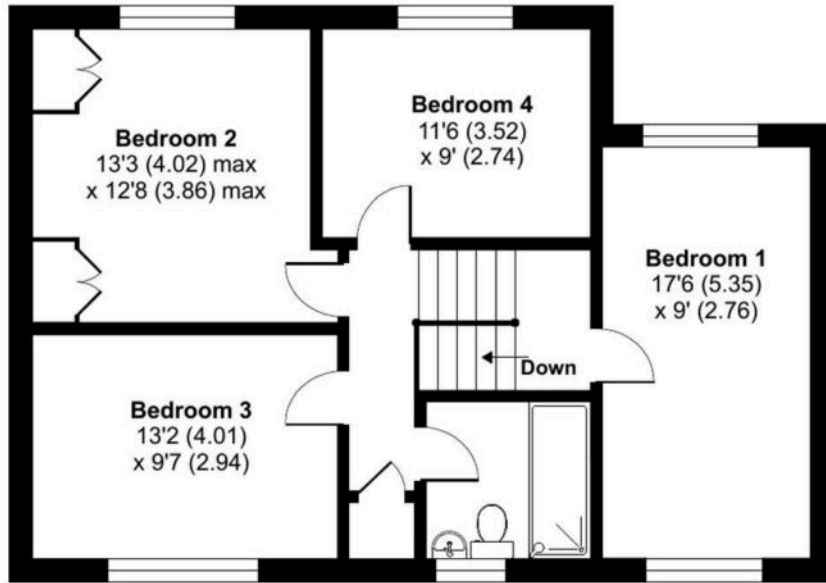
Regents Close, Whyteleafe, CR3

Approximate Area = 1496 sq ft / 138.9 sq m

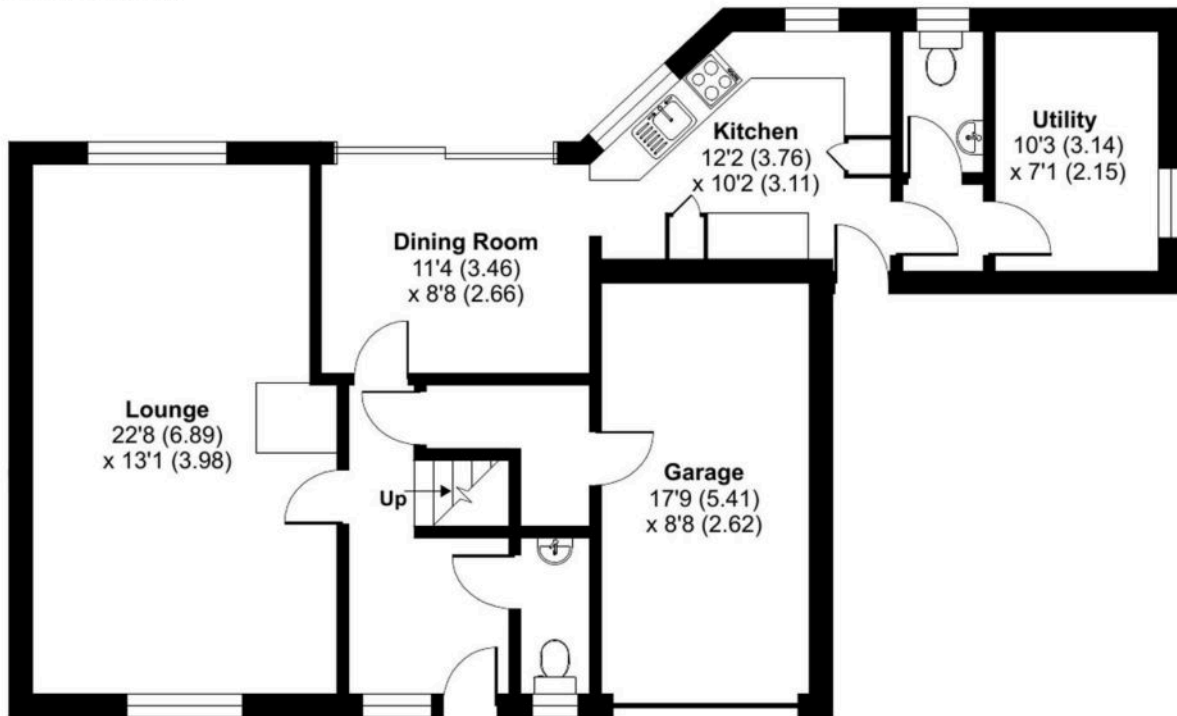
Garage = 160 sq ft / 14.8 sq m

Total = 1656 sq ft / 153.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1217628

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

Nestled on a sought-after cul-de-sac within the heart of Whyteleafe, a rare opportunity presents itself with this superb four-bedroom detached home. Offering a serene retreat from the hustle and bustle of modern living, this property stands as a testament to refined living while providing a blank canvas for personalisation and transformation, situated conveniently with easy access to Whyteleafe's bustling amenities and the efficient transport hubs of Whyteleafe and Upper Warlingham Stations.

As you approach this detached home, the aura of promise is palpable. The absence of an onward chain elevates the allure of this property, inviting immediate possession and the exciting prospect of swift adaption to match personal tastes. The well-established, landscaped rear garden offers a sanctuary for relaxation or outdoor entertaining, ensuring moments of tranquillity amidst the vibrant surroundings, while off-street parking and garage provide convenience and security for residents and guests alike.

Upon crossing the threshold, a world of potential unfolds. The interior space boasts four generously proportioned bedrooms, offering ample accommodation for a growing family or the flexibility to create an enviable home office or hobby room. The property's classic layout provides a seamless flow between the living spaces, allowing for both intimate family gatherings and larger social events with ease, or the potential to reconfigure to suit.

While the property may require modernisation, this presents an exciting opportunity for the discerning buyer to infuse their unique vision and style into every corner of this distinguished home. Imagine the endless possibilities for renovation, the chance to redefine each room according to personal preferences, and the satisfaction of watching your dream home come to life with each thoughtful choice and design decision.

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

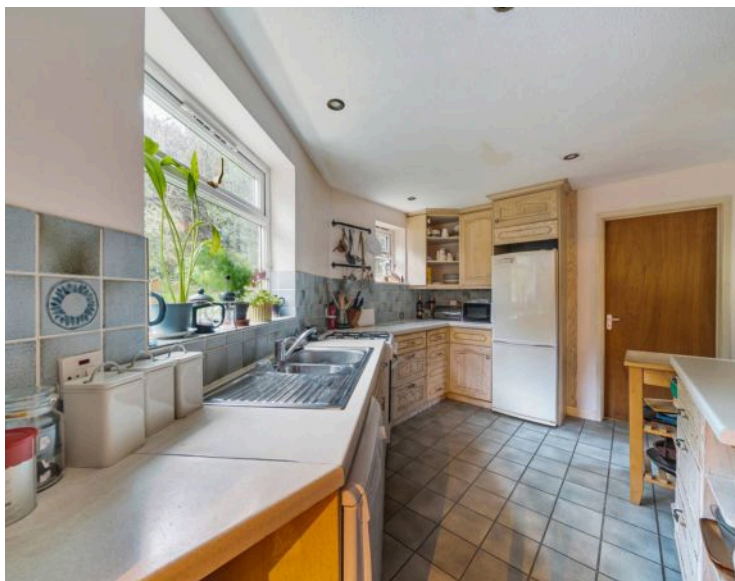
XYZ Law – £240

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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