



## 38a Beverley Road, Whyteleafe

£550,000 Freehold

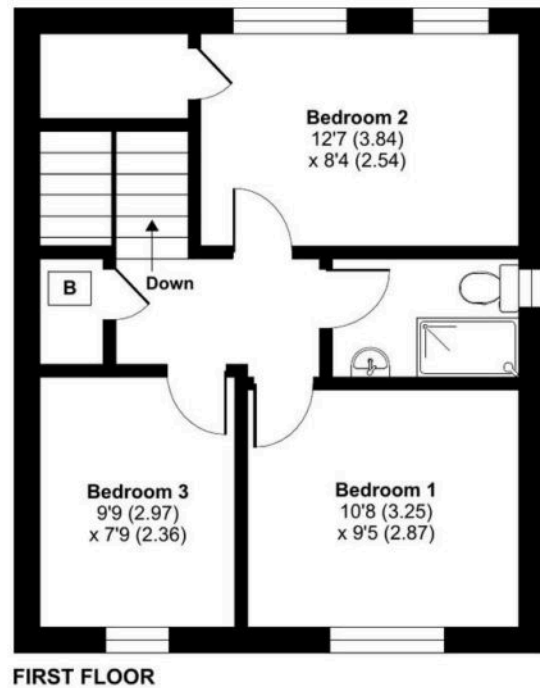
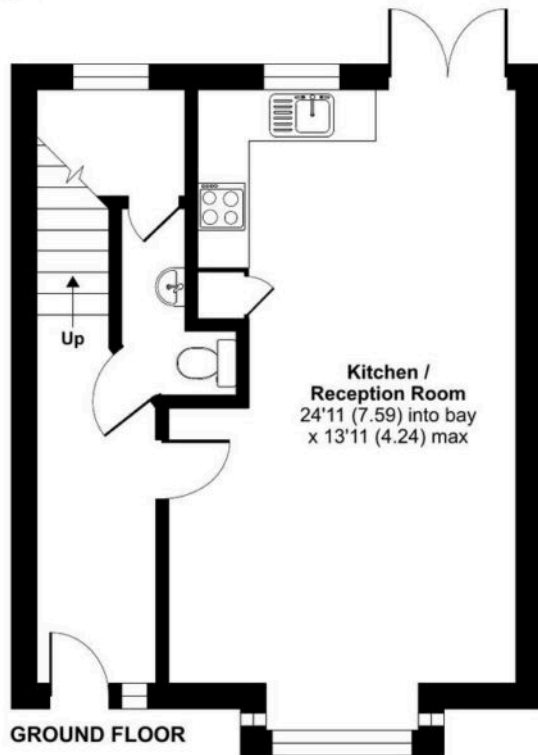
No onward chain • Modern, three-bedroom detached home • Ideally located for local schooling, amenities and transport links, being within close proximity to Whyteleafe and Upper Warlingham Stations • Open plan kitchen and reception space, incorporating room for lounge and dining • Well-presented throughout • Off-street parking on block paved frontage • Private rear garden with lawn and patio



## Beverley Road, Whyteleafe, CR3

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



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



Nestled in the heart of a vibrant community, this modern detached home presents a compelling opportunity for discerning buyers. Stepping through the entrance of this inviting property, you are greeted by a sense of space and sophistication. Boasting a contemporary yet classical design, this three-bedroom house offers the perfect blend of style and functionality, making it an ideal choice for families or professionals seeking a refined living experience.

As you wander through the open plan kitchen and reception area, the seamless flow between the lounge and dining spaces creates a versatile and welcoming atmosphere for entertaining guests or relaxing after a long day. The well-appointed kitchen is a chef's delight, featuring modern appliances and ample storage space, catering to culinary enthusiasts and casual cooks alike.

Ascending the staircase, you will find three generously sized double bedrooms, each offering a peaceful sanctuary for rest and relaxation. The tastefully decorated interiors and abundant natural light create an ambience of comfort and tranquillity throughout the home, inviting you to unwind and recharge in style.

Outside, the property offers off-street parking on a block-paved frontage, ensuring convenience and security for residents. A private rear garden awaits, providing a serene retreat from the hustle and bustle of daily life. With a lush lawn and a charming patio area, the outdoor space is perfect for al fresco dining, children's play, or simply enjoying the fresh air in a secluded setting.

Conveniently situated near Whyteleafe and Upper Warlingham Stations, this residence offers easy access to a plethora of local amenities, schools, and transport links, ensuring a seamless balance between urban convenience and suburban tranquillity. With no onward chain, this property presents a rare opportunity to step into a modern, well-maintained home without delay.

**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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