



37 Downsway, Whyteleafe - CR3 0EW

Guide Price £625,000





37 Downsway

Whyteleafe

This deceptively spacious three-bedroom detached home has been extended to create a stylish and contemporary family residence. With kitchen/dining/family room, luxury bathrooms, detached outbuilding

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Living Room
- Extended Kitchen/Dining Room
- Utility Room
- Down stairs W.C.
- Main bedroom with en-suite and fitted wardrobes
- Two further bedrooms
- Luxury bathroom
- Detached home office/workshop
- Off Street Parking



Welcoming entrance with **built-in cloak cupboard**, attractive flooring, and **turning staircase**. Glazed internal door opens into the main living area. Elegant front-aspect lounge featuring a **double-glazed window**, **open log fire** with a bespoke stone surround, and stylish **custom cabinetry** with integrated storage.

The heart of the home—this spectacular space features a **solid oak kitchen** with **granite worktops**, **porcelain sink**, double glass display cabinets, and **LED lighting** (under-unit, over-unit, and plinth). The generous dining and living area benefits from **bi-fold doors** that open onto the rear terrace, creating seamless indoor/outdoor living.

Fitted with matching base and wall units, granite work surfaces, and external access via a double-glazed rear door.

Stylish and well-appointed with an **integrated cistern wall-hung WC**, **wall-mounted basin**, **marble** detailing, and **built-in shelving/storage**.

Generously proportioned with bespoke **fitted mirrored wardrobes**, **eaves storage**, integrated shelving, and **double-glazed front-facing window**.

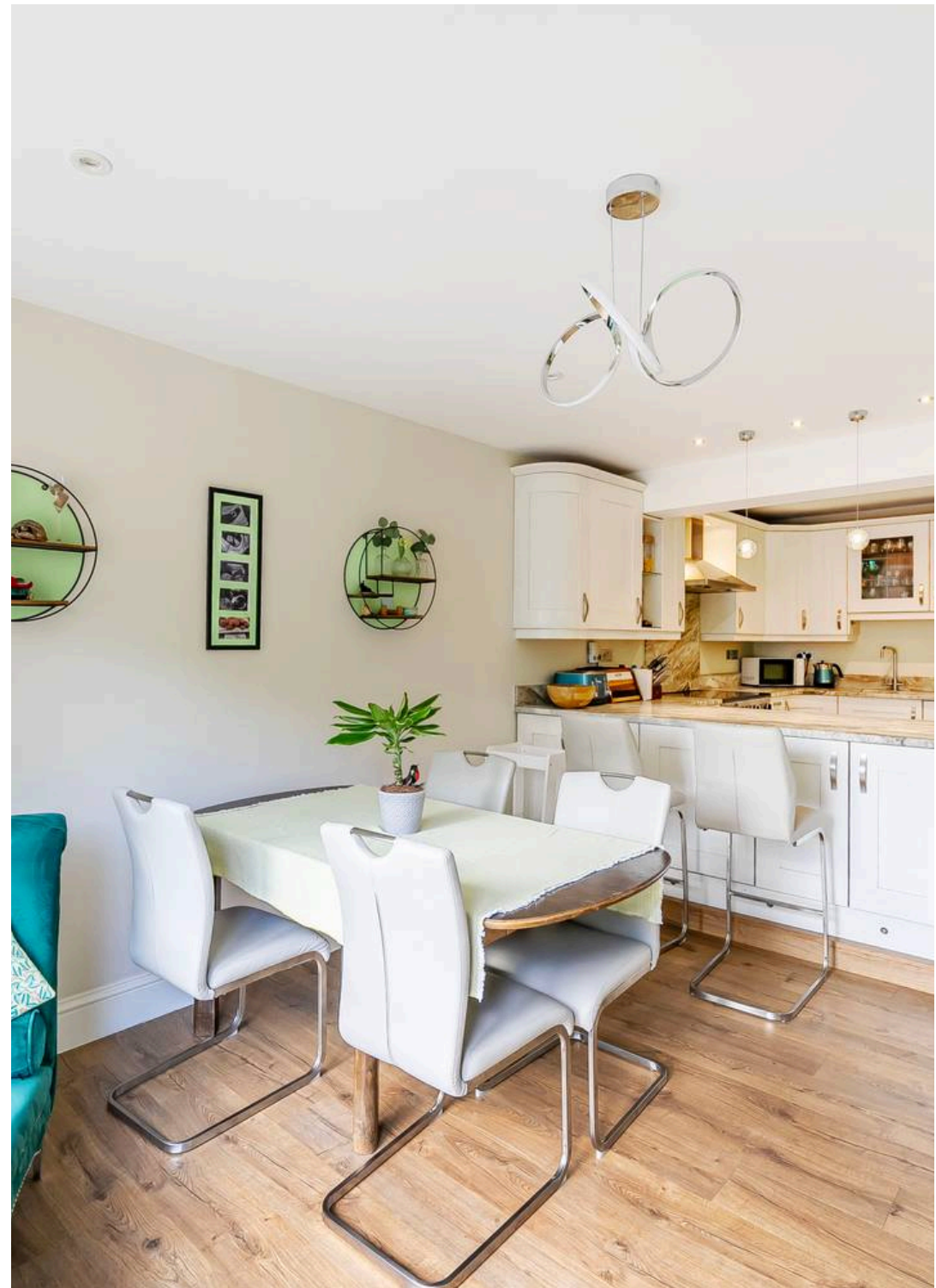
Fully tiled and beautifully finished with a **rainfall shower**, recessed LED-lit shelf, **wall-mounted WC**, basin with **drawer storage**, LED mirror with demister, clock, shaver point, and **heated towel rail**.

Both are well-sized doubles with **double-glazed windows** overlooking the rear garden. Both bedrooms include **dual-aspect glazing**.

A luxurious retreat, fully tiled in **travertine stone**, with a **freestanding double-ended bath**, **rainfall shower**, wall-mounted WC, **built-in TV**, mirrored storage cabinet with LED lighting and demist pad, and ceiling-mounted Bluetooth **inset speakers**—perfect for a spa-like experience.

Rear Garden – Approx. 90ft. A **west-facing garden** designed for entertaining and relaxation. Features include: Expansive **decking area** with **LED lighting**. Sandstone **paved patio** and **quartz feature wall**. Lawn area with well-stocked flower beds. Stone pathway leading to a secluded lawn area surrounded by fencing and mature hedging

Detached Outbuilding – Split into two sections and currently used as: **Home Office**: Fully insulated, **broadband-connected**, with a kitchen area, double glazing, power, and lighting. **Workshop**: Double doors to the garden, power and light—ideal for hobbies or conversion into a larger office/gym setup. (The two sections could be knocked through to create a **large multifunctional space**.) **Front Driveway –** Block-paved with **parking for approximately two vehicles**, side access to rear garden.



Downsway, Whyteleafe, CR3

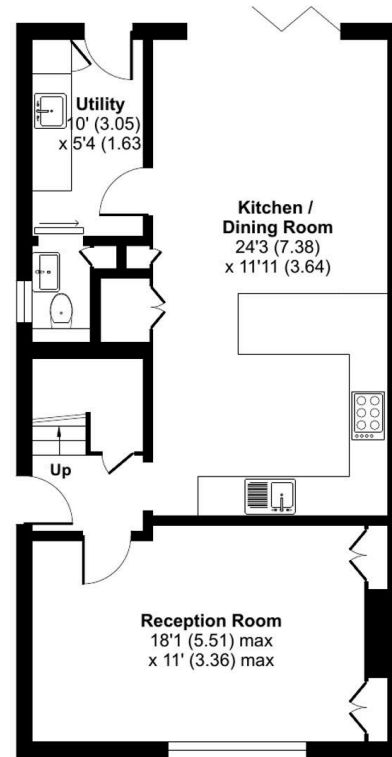
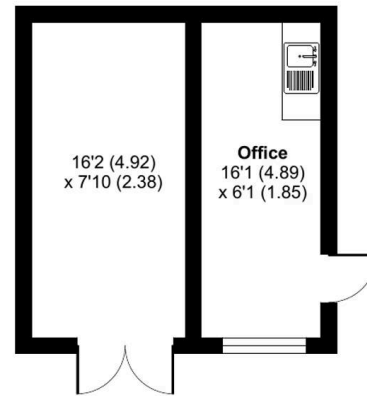
Approximate Area = 1247 sq ft / 115.8 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

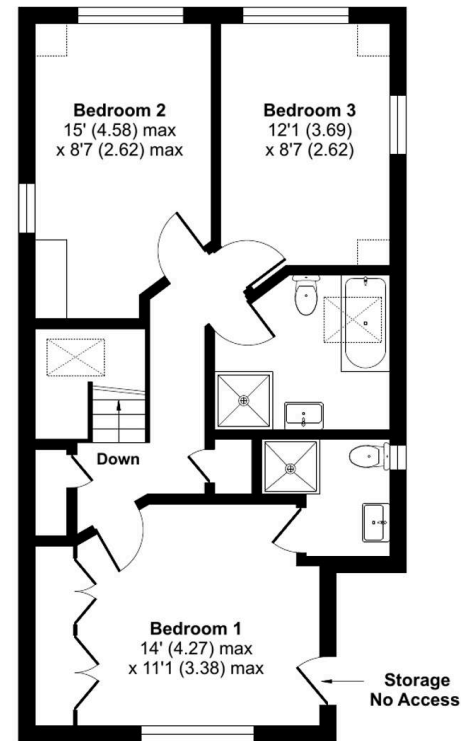
Outbuildings = 222 sq ft / 20.6 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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