



MONOCHROME | HOMES

Offers in excess of £265,000

Godstone Road, Whyteleafe, CR3 0BD



# Property Summary

## OVERVIEW

A stylish first-floor flat in the highly desirable Valley Heights, offering bright, living space and a modern finish. Set within an attractive development close to transport links and local amenities, it's an ideal opportunity for anyone seeking comfort, convenience and a premium location.

**Accommodation**  
We are delighted to present this beautifully appointed two double bedroom first-floor apartment, offering modern living with generous space throughout. As you step inside and you're welcomed by a spacious hallway that immediately sets the tone for the rest of the home. At the heart of the property is a stunning open-plan living and kitchen area a stylish, contemporary space perfect for relaxing or entertaining. Large windows flood the room with natural light, enhancing the sense of space and comfort.

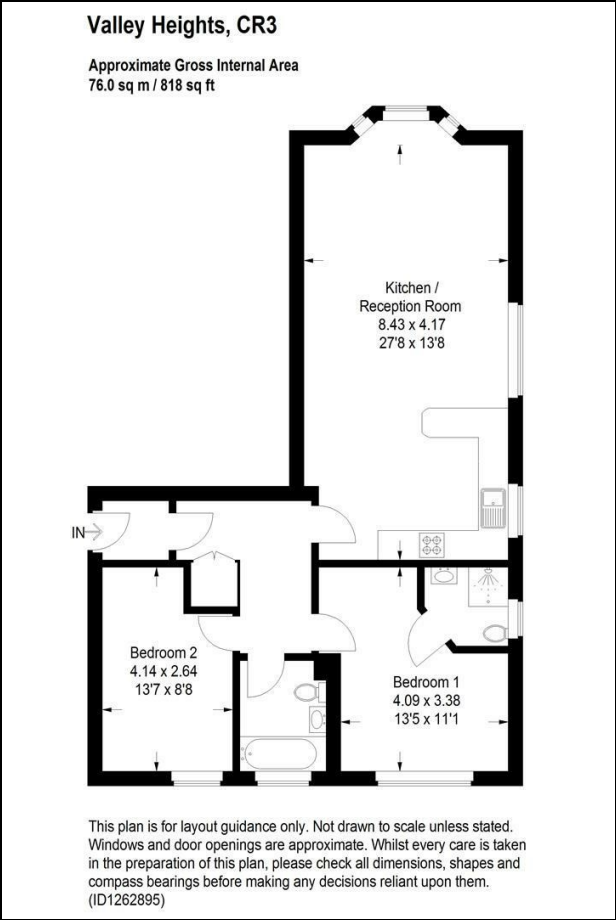
The well-sized second double bedroom sits just off the hallway, ideal as a guest room, home office or nursery. You'll also find a smartly presented family bathroom nearby, followed by the impressive master bedroom, complete with its own private en-suite, offering a touch of luxury and convenience.

Additional benefits include allocated parking plus visitor permit bays, making parking effortless for both residents and guests. This is a superb opportunity for first-time buyers, downsizers or investors seeking a stylish, move-in-ready home. Early viewing is highly recommended.

**Location**  
Whyteleafe is an excellent location for families and commuters alike. Conveniently situated just a 21-minute drive from London Gatwick Airport, it also boasts superb rail connections—Whyteleafe Station is just 50 yards away, and Upper Warlingham Station is only 230 yards from the property, offering easy access to London Bridge and London Victoria.

The area is well-served by local schools, including Warlingham School (1.1 miles), De Stafford School (1.5 miles), and Riddlesdown Collegiate (3.1 miles) and Whyteleafe Primary (100 yards) making it an ideal choice for families with children. You'll also find a great selection of local restaurants and traditional pubs nearby, adding to the area's welcoming and community-focused atmosphere.

**Disclaimer**  
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
(1-20) G					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC