



- \*A THREE BEDROOM DETACHED HOUSE AT THE END OF A CUL-DE-SAC\***
- \*GREAT LOCATION FOR ACCESS INTO WHYTELEAFE AND SURROUNDING COUNTRYSIDE AND WOODLAND\***
- \*LARGE LIVING ROOM & SEPARATE KITCHEN, DOWNSTAIRS WC\***
- \*FABULOUS VIEWS TO THE REAR FROM THE MAIN BEDROOM\***
- \*GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT\***
- \*A MODERN & READY TO MOVE INTO HOUSE, NO ONWARD CHAIN!\***

A WELL PRESENTED THREE BEDROOM DETACHED HOUSE BUILT IN 2010 and located at the far end of a cul-de-sac benefitting from secluded and landscaped gardens with open easterly views over a valley and countryside beyond. The house has a large L-shaped Living Room and a separate Kitchen, there are three Bedrooms and a first floor Bathroom and downstairs Cloakroom. There is also a driveway providing off road parking at the end of Hilltop Road. Within the road there is also a path leading onto Kenley Common and countryside.

**CONVENIENT LOCATION, NO ONWARD CHAIN!**

**Hilltop Road, Whyteleafe, Surrey CR3 0DF**  
**'Offers in Excess of': £450,000 Freehold**



## DIRECTIONS

From the roundabout in Whyteleafe town centre proceed along Whyteleafe Hill towards Caterham on the Hill. Turn right just passed the Level Crossing into Hornchurch Hill, proceed into Beverley Road, take the next left into Hillcrest Road and then right into Hilltop Road, the house is at the end of the road on the right hand side

## LOCATION

The house is a sought after residential no through road in Whyteleafe within three quarters of a mile of Whyteleafe Railway Station and the picturesque Kenley Common accessed in Hilltop Road. The commuter has a choice of three stations in Whyteleafe with services into Croydon, London and the South Coast. The M25 motorway, Junction 6, can be found at nearby Godstone.

There are also two excellent Primary Schools, Whyteleafe Infants & Juniors and at the junction of Valley Road and New Barn Lane just a short walk from the house, Kenley Kindergarten and Kenley Infants and Junior School. Nearby Caterham has a good selection of High Street shops which includes four Supermarkets and other useful amenities including Doctors and Dentists. AN IDEAL LOCATION FOR THE RAIL & ROAD COMMUTER AND ACCESS TO THE TOWN AND COUNTRYSIDE.

## ACCOMMODATION

### ENTRANCE HALLWAY

Inviting Entrance Hallway with a return staircase to the first floor landing, under stairs storage cupboard, coved ceiling, central heating thermostat and radiator.

### CLOAKROOM 4' 1" x 2' 11" (1.24m x 0.90m)

Double glazed frosted window to the front, white suite comprising of a wall mounted wash hand basin with a mixer tap and tiled splashback, low flush WC with concealed cistern and tiled splashback, wood effect flooring, extractor fan and radiator.

### LIVING ROOM 14' 8" x 17' 7" (4.48m x 5.35m)

Large slight L' shaped Living Room with two double glazed windows to the rear with stunning views over the valley. There are three ceiling light points and three wall mounted uplighter points. TV point and cable TV point, telephone point and three radiators.

### KITCHEN 8' 10" x 10' 7" (2.69m x 3.22m)

Double glazed window to the front. Modern Kitchen with an extensive range of wall and base units providing excellent storage, complementary worktops and tiled surrounds. There is a built in electric oven and grill with a four ring gas hob and extractor fan above, integral dishwasher. Space and plumbing for a washing machine and space for a fridge/freezer. There is a wall mounted Worcester gas fired combination boiler within a wall cupboard. Wood effect flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING 9' 7" x 6' 7" (2.92m x 2.01m)

Double glazed frosted window to the side, access to the loft, coved ceiling and radiator.

### BEDROOM ONE 11' 10" x 10' 7" (3.60m x 3.23m)

Double glazed window to the rear with stunning views over the adjacent valley. Coved ceiling, TV point and telephone point, radiator.

### BEDROOM TWO 11' 9" x 10' 7" (3.59m x 3.22m)

Double glazed window to the front, coved ceiling, TV point and radiator.

### BEDROOM THREE 8' 4" x 7' 11" (2.54m x 2.41m)

Double glazed window to the front, coved ceiling, built in mirror front sliding door wardrobe, coved ceiling and radiator.

### BATHROOM 5' 2" x 6' 6" (1.57m x 1.99m)

Double glazed frosted window to the rear. White modern suite comprising of a panelled bath with a corner fitted mixer tap and a built in AQUALISA mixer shower fitment, vanity wash hand basin and a low flush WC with a concealed cistern. tiled surrounds, coved ceiling, shaver point and extractor fan.



## OUTSIDE

### DRIVEWAY

There is a driveway for the house at road level providing parking for one vehicle.

### FRONT GARDEN

A return set of steps with hand rails and outside lights has been created leading down to the front door with terraced flowerbeds to one side as well as herbaceous bushes/trees proving privacy from the road.

### GARDENS

The garden is to the side of the house offering a high degree of seclusion and privacy from all aspects. There is an extensive patio area and a level lawn with great views to the rear over the valley. From the garden there is also an access path to the left hand side of the house leading to the rear to a further path and a hardstanding area ideal for a 6' x 4' shed if required. To the right hand side of the house there is also a side access path.

### COUNCIL TAX

The current Council Tax Band is 'E', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

13/5/2025

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



## FLOORPLAN



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