



***A FOUR BEDROOM DETACHED HOUSE WITH TWO RECEPTION ROOMS* *19' 7" into bay x 11' 5" (5.96m into bay x 3.48m) MAIN LOUNGE* *15' 6" x 10' 4" (4.72m x 3.15m) REAR FACING DINING ROOM*
DOUBLE GLAZED THROUGHOUT WITH GAS FIRED CENTRAL HEATING* *BUILT IN WARDROBES TO THREE BEDROOMS* *LARGE REAR GARDEN WITH A RAISED SECLUDED PATIO, AN IDEAL FAMILY HOME! **

A DETACHED FOUR BEDROOM FAMILY HOME ideally located within a quarter of a mile of Whyteleafe Town Centre and access to Kenley Common. The house has **TWO LARGE Reception Rooms** both with views to the rear Garden. There is a Kitchen and separate Utility/Lean to providing access to the front and rear of the house. The three Double Bedrooms all have built in Wardrobes and the single Bedroom has a useful Store Cupboard. At the rear of the Garden there is a single vehicle Carport and Garage accessed via a rear access road.
A WELL-MAINTAINED DETACHED FAMILY HOME IN A CONVENIENT LOCATION!

Hornchurch Hill, Whyteleafe, Surrey CR3 0DA
Asking Price: £629,950 Freehold



DINING ROOM 15' 6" x 10' 4" (4.72m x 3.15m)

Double glazed windows and double doors to the rear patio, beams to the ceiling, two wall light points and a central light point, recessed fireplace with a gas flame effect fire inset, TV point, double radiator.

KITCHEN 8' 10" x 8' 7" (2.69m x 2.61m)

Double glazed window to the front, inset spotlights to the ceiling, range of wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under. Double glazed panelled door to the Utility/Lean to. Space for a cooker and for an under counter fridge, space and plumbing for a Dishwasher. Tiled surrounds, wall mounted gas fired central heating boiler within a wall cupboard.

UTILITY / LEAN TO

14' 4" x 5' 2" (4.37m x 1.57m) Max

Access to the front and rear, space and plumbing for a washing machine and space for a tumble dryer and other appliances if required. Polycarbonate roof and decked flooring, useful storage space, door to:

WC

Window to the rear, low flush WC and wash hand basin.

FIRST FLOOR LANDING

LANDING

Doors to four Bedrooms and Bathroom.

BEDROOM ONE

12' 3" into bay x 9' 5" (3.73m into bay x 2.87m)

Double glazed bay window to the front, built in wardrobes plus a built in dressing table unit and bedside cabinets, radiator.

BEDROOM TWO 12' 9" x 8' 3" (3.88m x 2.51m)

Double glazed window to the rear, built in wardrobes to one wall, radiator.



DIRECTIONS

From Whyteleafe Town Centre proceed along Whyteleafe Hill, just beyond the level crossing turn right into Hornchurch Hill, the house is on the right hand side about two thirds along the road.

LOCATION

Hornchurch Hill is a sought-after residential road in Whyteleafe within a quarter 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.

Within half a mile there are also two excellent Primary Schools in Whyteleafe Hill and Valley Road. Caterham has a good selection of High Street shops which includes five Supermarkets and other useful amenities including Doctors and Dentists.

**AN IDEAL LOCATION FOR THE RAIL & ROAD
COMMUTER AND ACCESS TO THE TOWN AND
SURROUNDING COUNTRYSIDE.**

ACCOMMODATION

ENTRANCE PORCH

Accessed via a sliding door, a useful storage area, door to:

ENTRANCE HALL

Double glazed frosted window to the front with a part double glazed and panelled front, understairs cupboard and return staircase to the first floor. Picture rail surround and radiator.

LOUNGE

19' 7" into bay x 11' 5" (5.96m into bay x 3.48m)

Double glazed bay window to the front and a large double glazed window to the rear. Coved ceiling, fireplace with a gas flame effect gas fire, TV point, three double radiators.

BEDROOM THREE 9' 9" x 9' 6" (2.97m x 2.89m)

Double glazed window to the rear, built in wardrobes to one wall, radiator, presently used as a Study. telephone point.

BEDROOM FOUR 7' 11" x 7' 2" (2.41m x 2.18m)

Double window to the front, built in store cupboard over the stairs.

BATHROOM 11' 1" x 5' 2" (3.38m x 1.57m)

Double glazed frosted window to the front and side. Modern white suite comprising of a panelled bath with a mixer tap and separate mixer shower fitment and shower folding screen, vanity wash hand basin and a low flush WC. Tiled surrounds, access to the loft, double radiator.

OUTSIDE

FRONT GARDENS

There is a path and steps leading to the front door with lawn areas to either side and herbaceous borders. A path leads to secure side access via a Lean to.

REAR GARDEN

The rear Garden has a large, raised patio which extends to the whole width of the house, steps and path leads to the remainder of the garden which has mainly hedgerow borders and lawn areas.

The path extends to the rear of the plot where there is rear vehicle access to a single vehicle Carport and a single detached Garage with additional parking for a vehicle in front of the Garage.

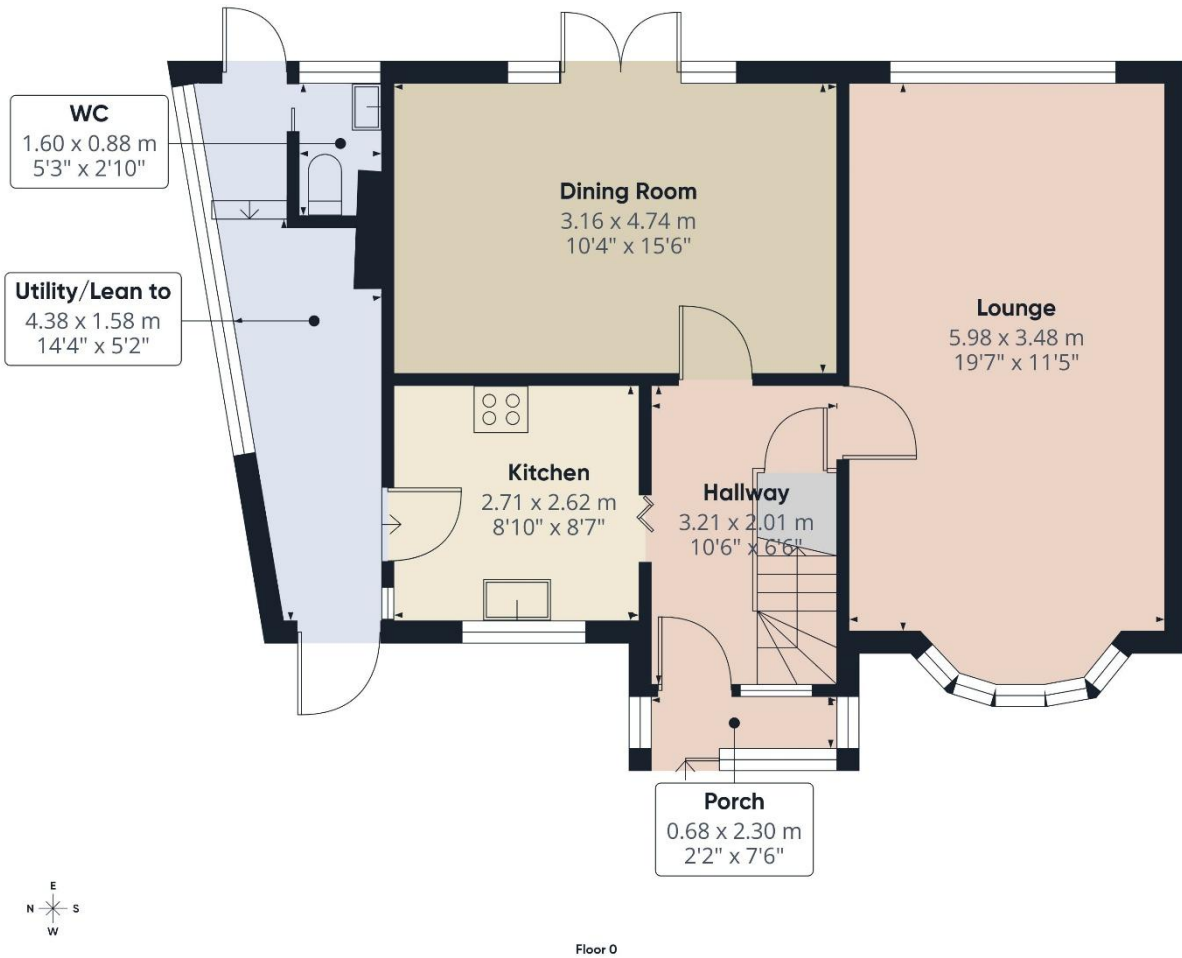
COUNCIL TAX

The current Council Tax Band is 'F', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>

11/5/2026



FLOORPLAN

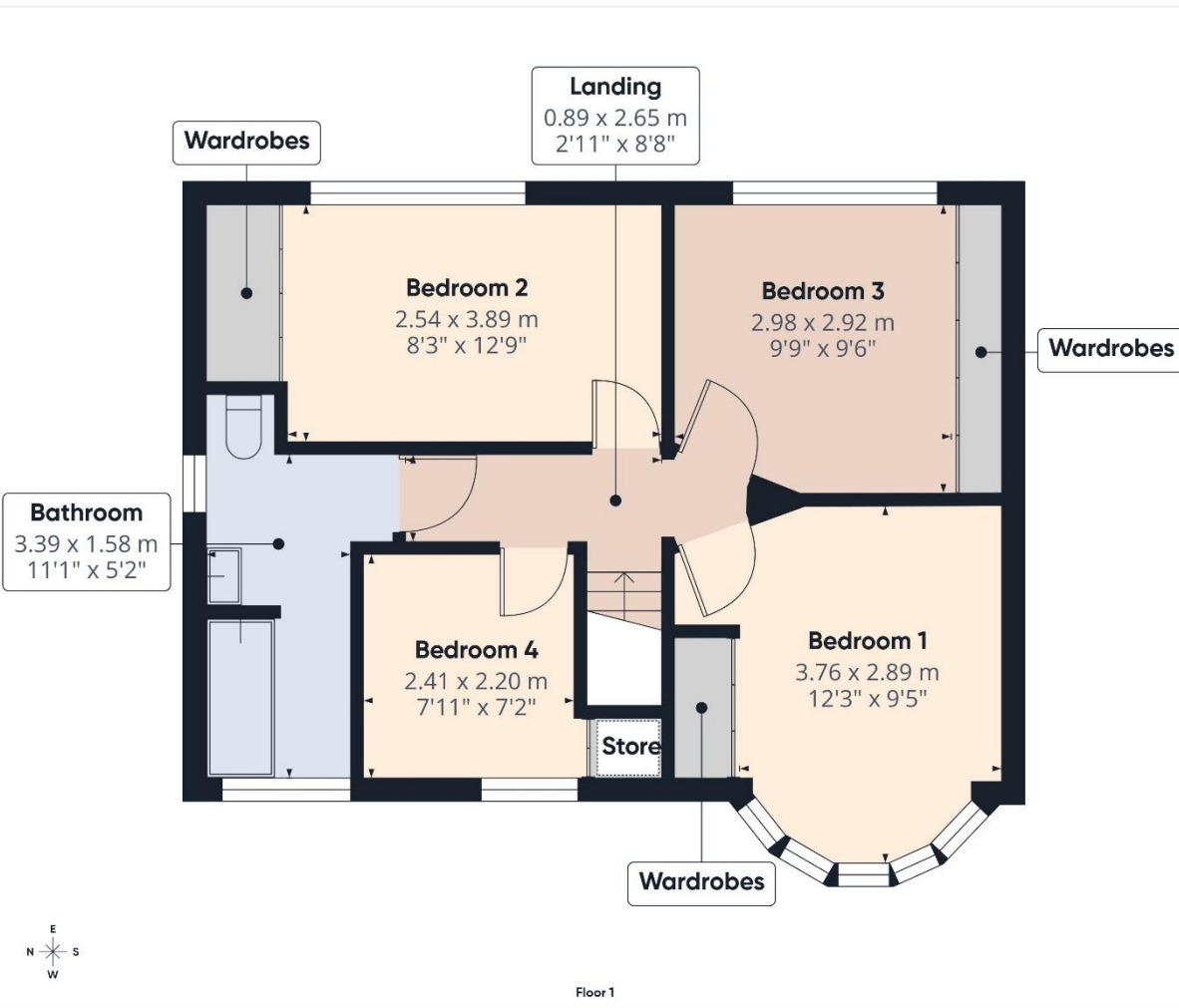


Approximate total area⁽¹⁾
62.2 m²
669 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
48.2 m²
519 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 11/5/2026

DATA PROTECTION ACT 1998

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PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk