



***ONE DOUBLE BEDROOM FIRST FLOOR FLAT - GREAT LOCATION! ***

14' 8" x 11' 8" (4.47m x 3.55m) LIVING ROOM & A MODERN FITTED KITCHEN

DOUBLE BEDROOM WITH WARDROBES

DOUBLE GLAZED WINDOWS AND MODERN TIMED ELECTRIC HEATING* *AMPLE RESIDENTS PARKING

***CLOSE TO TOWN CENTRE AND OPEN SPACES INCLUDING KENLEY COMMON! ***

AN IMMACULATELY PRESENTED ONE DOUBLE BEDROOM FLAT set in a modern Development within a quarter of a mile from Whyteleafe Town Centre and Railway Station, so ideal for a London Commuter. Victoria House is approached via a wide driveway leading to a Residents Parking Area set back from the road. There is a good size Living Room with a door to fitted Kitchen full of appliances. The Double Bedroom has built in wardrobes and the Bathroom is modern with a shower over the bath.

This is an ideal purchase for a FIRST TIME BUYER/INVESTMENT BUYER, NO ONWARD CHAIN!

Victoria House, Windsor Court, Hornchurch Hill, Whyteleafe, Surrey CR3 0DA
Asking Price: £240,000 Leasehold with a Share of Freehold



DIRECTIONS

From Whyteleafe Town Centre proceed along Whyteleafe Hill, just beyond the level crossing turn right into Hornchurch Hill, Windsor Court is on the right-hand side, Victoria House is the block on the right looking from Hornchurch Hill.

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.

Nearby 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

COMMUNAL HALLWAY

Fully carpeted and well maintained Communal Hallway with a return staircase to all floors. Security Entryphone system.

ENTRANCE HALLWAY

L'Shaped - 6' 1" x 6' 0" (1.85m x 1.83m)

Security entry phone, built in airing cupboard with a pressurised hot water tank and shelving.

LIVING ROOM 14' 8" x 11' 8" (4.47m x 3.55m)

Two double glazed windows to the front, electric wall mounted timed heater/radiator, TV point and door to:

KITCHEN 11' 5" x 6' 1" (3.48m x 1.85m)

Range of modern wall and base units with complimentary worktops, built in electric oven and a four ring hob with an extractor fan above. Built in fridge/freezer, washing machine is to remain, tiled surrounds, wood effect flooring and extractor fan.

DOUBLE BEDROOM 9' 4" x 9' 1" (2.84m x 2.77m)

Double glazed window to the front, built in wardrobes with hanging and shelf space, wall mounted electric timed heater.

BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

Modern white suite comprising of a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin and a low flush WC. Tiled surrounds and wood effect flooring, extractor fan and a wall mounted electric heated towel rail.

OUTSIDE

RESIDENTS & VISITOR PARKING & BIN STORE

There is a large area allocated for Residents and Visitor parking, parking bays are un-allocated. To the far right hand corner of the parking area there is an area for Bin Storage.

COMMUNAL GARDENS

To the front of the block there is a lawn area with established flowerbed borders with bushes and some roses. To the rear of the block there is a hedgerow and wall surround facing Hornchurch Hill.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 999 Years from 24/9/1993 with a Share of Freehold.

SERVICE CHARGE: Circa £150.00 pcm

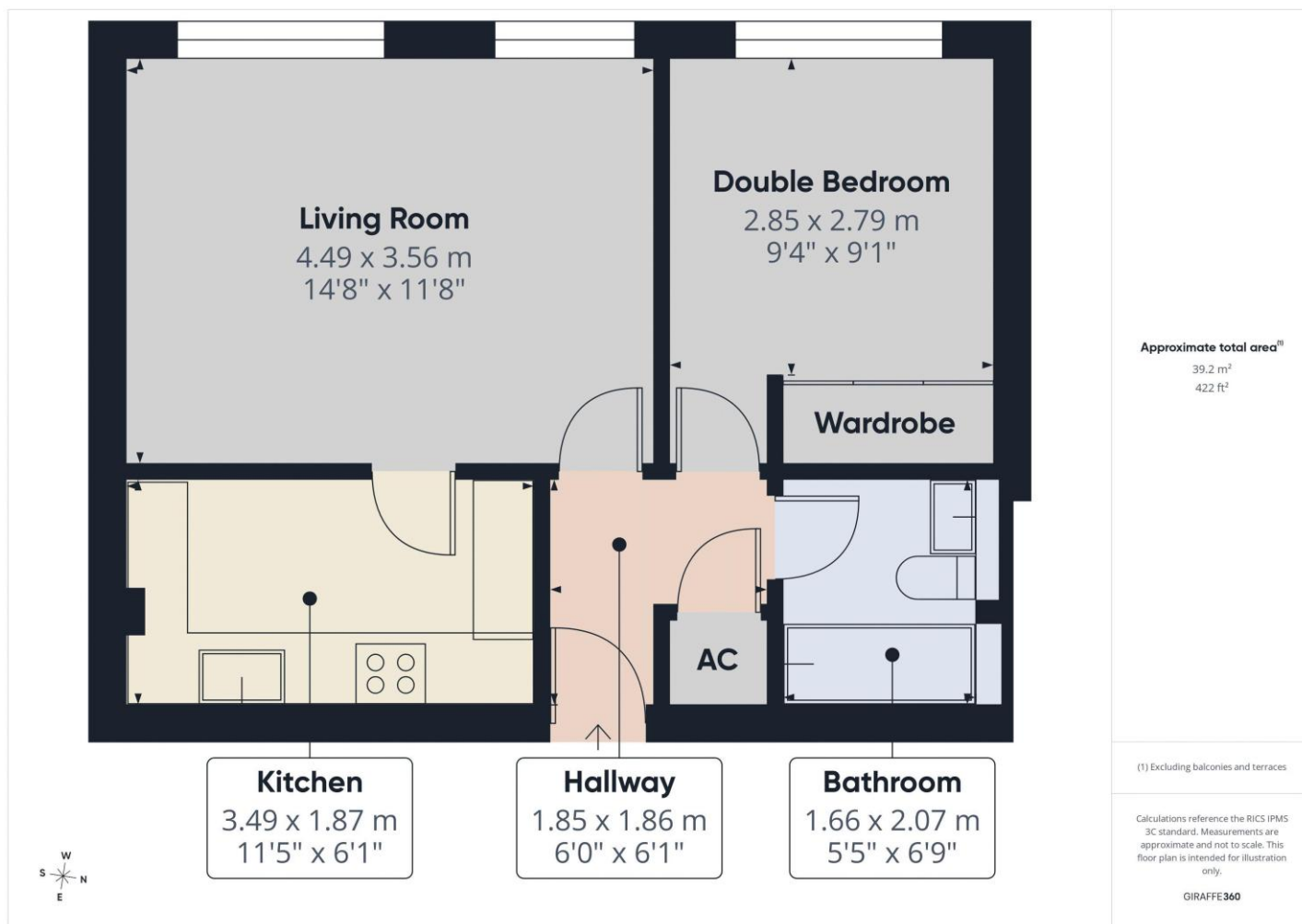
GROUND RENT: £1.00 (Peppercorn) pa

The current Council Tax Band is 'C', 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>. **4/6/2026**





FLOORPLAN



DATA PROTECTION ACT 1998

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