



*Mc.* MONOCHROME | HOMES

Offers in the region of £280,000

Hillside Road, Whyteleafe, CR3 0BS

# Property Summary

## OVERVIEW

A well-presented two double-bedroom apartment on Hillside Road. The property is bright and airy throughout, with allocated parking and communal gardens.

### Accommodation

Situated on the top floor of a well-maintained development, this spacious and light-filled two-bedroom apartment offers comfortable living in a peaceful setting with excellent resident amenities.

The property boasts a generous reception room, flooded with natural light, providing ample space for both relaxing and dining. A separate, well-proportioned kitchen offers a practical layout, storage and underfloor heating, making it ideal for everyday cooking while keeping living areas free from noise and odours.

There are two well-sized bedrooms, both bright and airy, making them perfect for a couple, small family, guests, or a home office setup. The family bathroom is neatly presented and conveniently positioned off the main hallway.

Externally, the property benefits from allocated off-street parking and landscaped communal gardens, offering both convenience and a sense of community.

This superb top-floor apartment combines space, light, and desirable amenities, making it an ideal home for first-time buyers, downsizers, or investors alike.

### Location

Whyteleafe offers a perfect blend of peaceful living with convenient access to major transport links and local amenities! If you're considering moving here or just exploring the area, the easy commute to London Bridge via Whyteleafe South Station 0.3 miles away is a great perk. Also being close to multiple other stations like Caterham 2.1 miles away and Upper Warlingham 0.4 miles away is definitely a big plus for anyone who needs to travel frequently. The proximity to Gatwick Airport and the M25/M23 makes traveling or commuting even more convenient. Plus, having local pubs, restaurants, and shops nearby adds to the charm, making it a well-rounded location for both relaxation and practical living.

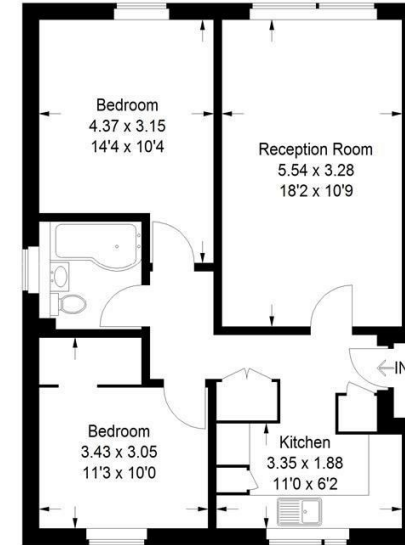
### Disclaimer

"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."

## Hillside Road, CR3

Approximate Gross Internal Area  
59.5 sq m / 640 sq ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1278703)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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