



MONOCHROME | HOMES

Offers in excess of £475,000

Godstone Road, Whyteleafe, CR3 0BB

Property Summary

OVERVIEW

Situated in an excellent location, tucked off Godstone Road is this well-presented three-bedroom semi-detached home offering versatile living space, including three double bedrooms, two bathrooms, and a rear reception room opening onto a flat garden with a large garden room. Benefits also include ample off-road parking and a substantial shed/garage space.

Accommodation
This well-presented three-bedroom semi-detached home offers generous and versatile accommodation, ideal for families or those seeking flexible living space.

The ground floor comprises a spacious double bedroom, a well-appointed kitchen, a modern bathroom, and a separate utility room for added convenience. To the rear, a bright and welcoming reception room provides the perfect space for relaxing or entertaining, with direct access onto the garden, with underfloor heating throughout the ground floor.

Upstairs, the property continues to impress with two further well-proportioned double bedrooms and an additional family bathroom, ensuring ample space for all occupants.

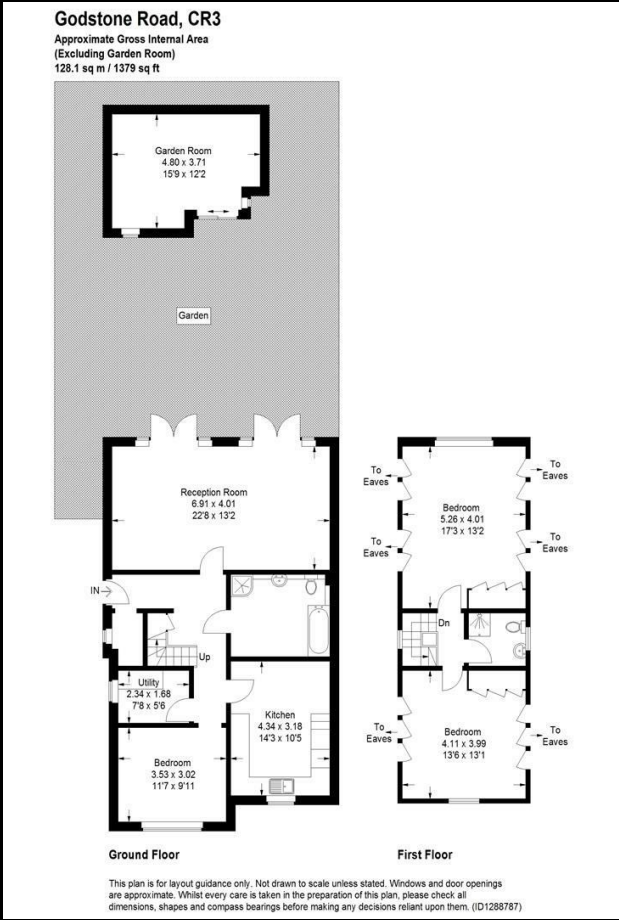
Externally, the property benefits from a flat and well-maintained rear garden, complete with a substantial garden room—ideal for use as a home office, gym, or additional living space. To the front, there is off-road parking for multiple vehicles, along with a large shed that offers excellent storage or potential for use as a garage.

This property combines practicality with comfort, making it a fantastic opportunity for a wide range of buyers.

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

MONOCHROME HOMES CATERHAM
MONOCHROME HOMES COULSDON
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

