



A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE

21' 7" x 10' 9" (6.57m x 3.27m) LOUNGE/DINING ROOM, OPEN PLAN TO KITCHEN

9' 0" x 9' 4" (2.74m x 2.84m) CONSERVATORY WITH ACCESS TO THE REAR GARDEN

FIRST FLOOR BATHROOM, DOUBLE GLAZED & GAS CENTRAL HEATING* **HARDSTANDING TO THE FRONT, OFF ROAD PARKING SUBJECT TO PLANNING PERMISSION *LARGE LEVEL REAR GARDEN, GREAT LOCATION WITHIN A QUARTER OF A MILE OF TWO RAILWAY STATIONS!***

A VICTORIAN BUILT TWO DOUBLE BEDROOM SEMI DETACHED HOUSE ideally located in central Whyteleafe just a short walk to two Railway Stations, local shops and Whyteleafe Infant and Junior School. The house a through Lounge/Dining Room and a Conservatory with access to and enclosed rear Garden. On the first floor there are Two Double Bedrooms and a Bathroom. The level rear Garden extends around 100'in length and has a patio and lawn area. **AN INTERNAL VIEWING IS RECOMMENDED TO FULLY APPRECIATE THIS PERIOD HOUSE!**

Godstone Road, Whyteleafe, Surrey CR3 0EH

Asking Price: 'Offers in Excess of' £375,000 Freehold



DIRECTIONS

From the roundabout at Whyteleafe proceed along the A22 towards Purley, the house is approximately 100 metres on the right-hand side.

LOCATION

The house is conveniently for local amenities, Whyteleafe & Upper Warlingham Railway Stations with services into Croydon and Central London, so an ideal location for the commuter and access to the M25 motorway at nearby Godstone.

Whyteleafe and Caterham are the closest town centres for shopping as well as having access to a wide choice of restaurants, pubs and other local businesses.

Well respected local Schools from Infant to Senior Schools are also within easy reach either by foot or using the local Bus service to Whyteleafe, Kenley or Warlingham.

Kenley & Riddlesdown Commons are nearby off Hilltop Road and Hillbury Road with extensive walks within parkland and woodland.

A CONVENIENT LOCATION FOR ACCESS TO THE TOWN AND COUNTRYSIDE!

ACCOMMODATION

ENTRANCE HALLWAY

Double glazed and part panelled front door, coved ceiling, useful storage cupboard housing the gas and electric meters, understairs recess, radiator. Return staircase to the first floor landing.

LOUNGE / DINING ROOM

21' 7" x 10' 9" (6.57m x 3.27m)

LOUNGE AREA: Double glazed bay window to the front, coved ceiling, TV point, fireplace with an inset coal effect fire, double radiator, open plan to:

DINING AREA: Double glazed window and door to the rear facing Conservatory, exposed wood flooring, double radiator and open plan to the Kitchen.

KITCHEN 7' 8" x 5' 8" (2.34m x 1.73m)

Double glazed frosted window to the side and a double glazed window to the rear. Range of wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under. Space for a cooker with a gas point, space and plumbing for a washing machine and an under counter space for a fridge or freezer. Tiled surrounds and quarry tiled flooring.

CONSERVATORY 9' 0" x 9' 4" (2.74m x 2.84m)

Double glazed windows to all sides with double doors leading to the Rear Garden, polycarbonate roof with a skylight, exposed wood flooring and double radiator, an all year round room!

FIRST FLOOR ACCOMMODATION

LANDING 9' 11" x 3' 3" (3.02m x 0.99m)

Double glazed window to the front, useful storage cupboard.

BEDROOM ONE 10' 11" x 10' 11" (3.32m x 3.32m)

Double glazed window to the rear, double radiator.

BEDROOM TWO 10' 9" x 10' 10" (3.27m x 3.30m)

Double glazed window to the front, built in double wardrobe, exposed brick fireplace, TV point and double radiator.

BATHROOM 7' 9" x 5' 10" (2.36m x 1.78m)

Double glazed frosted window to the rear. Modern white suite comprising of a wood panelled bath with separate taps and a mixer shower fitment above, vanity wash hand basin and a low flush WC, tiled flooring and surrounds, wood clad ceiling, extractor fan and a heated towel rail.

OUTSIDE

FRONT GARDEN

The front of the property has concrete hardstanding and secure side access.



REAR GARDEN

A fully enclosed rear garden with panelled fencing to three sides. There is a patio to the rear of the house and a large level lawn area.

To the rear of the garden there are two Timber Sheds. By the patio there is a built-in outside WC (not operational) which has the wall mounted gas fired central heating boiler.

COUNCIL TAX

The current Council Tax Band is 'D', 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>

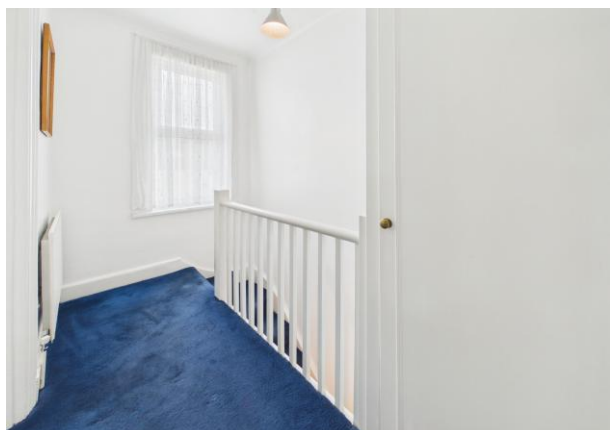
9/5/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 9/5/2026



FLOORPLAN





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