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Approximate total area(1)
1039 ft²
96.5 m²

(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.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Please note that the owner of this property is a member of staff employed by Paul Meakin Estate Agents, This disclosure is made in accordance with the Estate Agents Act 1979

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£475,000 Godstone Road, Whyteleafe, CR3 0BL

- Beautifully presented three bedroom family home
- Spacious living room with bay window
- Modern kitchen with integrated NEFF ovens and gas hob
- Driveway providing off-street parking for two cars
- Walking distance to two train stations
- WATCH Marketing Video!
- Second reception room/snug and dining area
- Well-maintained rear garden with two patio areas
- Brand-new boiler installed March 2025
- Close to local schools, shops and amenities

Price Range £475,00 - £500,000. This beautifully presented three-bedroom family home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property welcomes you via a bright entrance hall leading into a generous living room, enhanced by a large bay window that fills the space with natural light. A second reception room provides flexible living space, currently arranged as a dining area and cosy family snug/playroom. The modern kitchen features integrated NEFF ovens, a gas hob, excellent storage solutions, ample space for all modern appliances, and double doors opening directly onto the patio.

Outside, the rear garden offers a lovely setting for families and entertaining, while the driveway provides off-street parking for two vehicles.

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, with a built-in storage cupboard. The home also enjoys a surprising degree of privacy, being set back from the road and benefiting from triple-glazed front bedroom windows.

The property has been exceptionally well cared for by the current owners and further benefits from a brand-new boiler installed in March 2025.

Manor Park opposite is perfect for dog walks and offers beautiful woodland and meadow walks right on the doorstep.

Ideall for commuters, a short walk from both Whyteleafe South and Upper Warlingham railway stations, offering fast and frequent services into London via Southern and Thameslink. Convenient bus routes operate directly outside the property, providing easy access to Caterham, Purley and Croydon, while Junction 6 of the M25 is just a short drive away.

Local amenities are plentiful, including the new Aldi Caterham, just a ten-minute walk away, alongside the shops and services of Whyteleafe Village. The area is also well served by a selection of highly regarded nurseries, primary schools and secondary schools.

Your earliest viewing is encouraged to appreciate this home!

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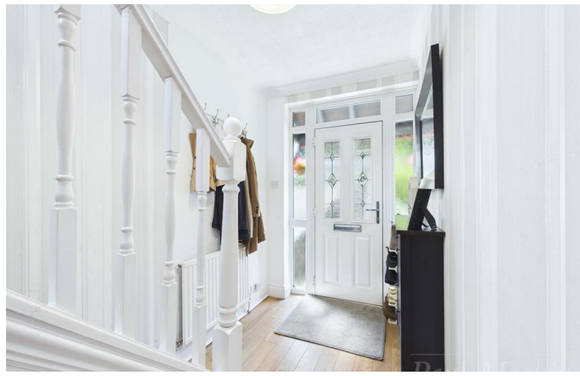
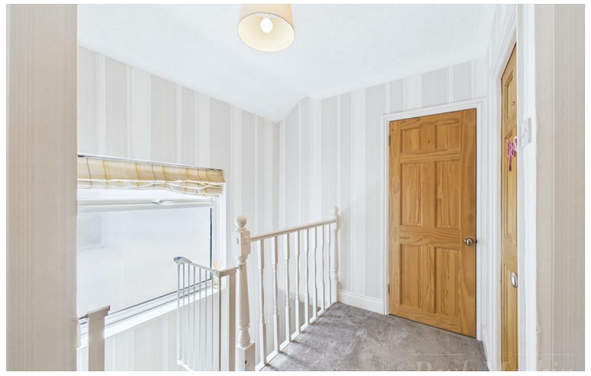

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