



## Treetops Hillside Road, Whyteleafe - CR3 0BY

Guide Price £275,000





## 4 Treetops Hillside Road

Whyteleafe

Well-presented two double bedroom first floor apartment with private patio, allocated parking, spacious lounge/diner, fitted kitchen, and secure entry phone system.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Two double bedroom first floor apartment
- Private patio area
- Allocated parking space
- Secure communal entry phone system
- Spacious lounge/dining room
- Kitchen with integrated and freestanding appliances
- Main bedroom with built-in wardrobe
- Second bedroom with built-in storage



A well-presented two double bedroom first floor apartment benefiting from a private patio area, allocated parking, and a secure communal entry phone system. Offering bright and practical accommodation throughout, this property is ideally suited to first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall with useful built-in storage cupboard. The spacious lounge/dining room provides an excellent living and entertaining space, with sliding doors opening directly onto the private patio area.

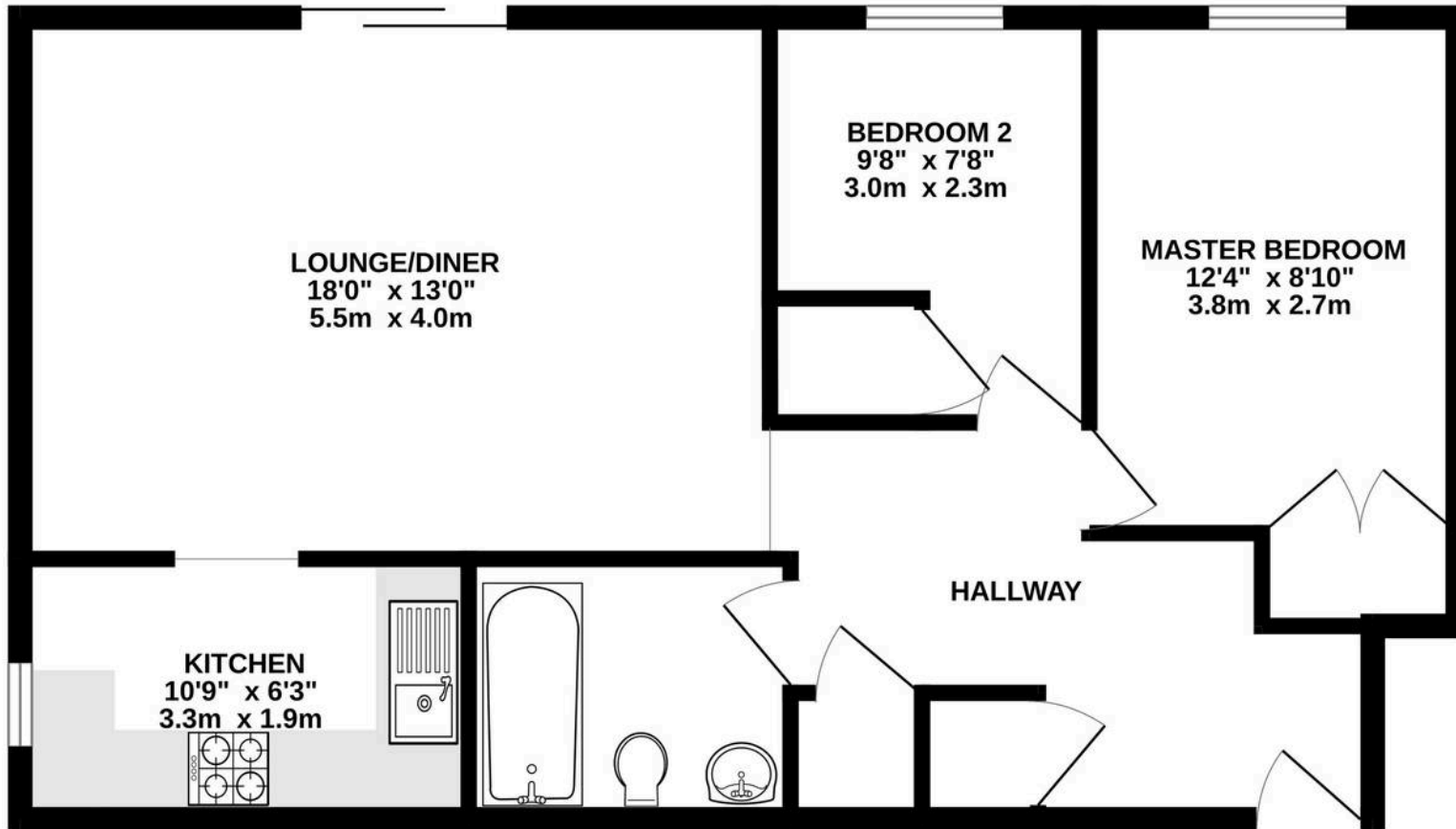
The kitchen is fitted with a range of units and includes a combination of integrated and freestanding appliances, offering a practical and functional layout for everyday living.

There are two well-proportioned double bedrooms, both benefiting from built-in storage, while the bathroom is fitted with a modern suite including a shower over the bath.

Externally, the property benefits from allocated parking and well-maintained communal areas, all within a secure and conveniently located development.



**GROUND FLOOR**  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Park & Bailey Warlingham

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