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BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN CATERHAM & WHYTELEAFE





A ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH FRONT & REAR GARDENS
EXTENDED LEASE - 189 YEARS FROM 25/3/1961 - 124 YEARS REMAINING
20' 5" x 11' 11" (6.23m x 3.64m) LIVING ROOM* *SEPARATE KITCHEN, GAS FIRED CENTRAL HEATING VIA COMBI BOILER* *DOUBLE GLAZED THROUGHOUT* *POTENTIAL FOR OFF ROAD PARKING TO THE REAR
GARAGE IN A BLOCK - REQUIRES MODERNISATION - NO ONWARD CHAIN!

A GROUND FLOOR ONE DOUBLE BEDROOM MAISONETTE with access to your OWN FRONT AND REAR GARDEN. There is also a Garage within the block to the rear with power, and great potential to create an 'Off Road Parking Space' within the Rear Garden. The maisonette has double glazed windows throughout and benefits from gas fired central heating via a modern Combination Boiler. REDECORATION IS REQUIRED, AND MODERNISATION to the Kitchen and Bathroom. EXTENDED LEASE & NO ONWARD CHAIN!

Godstone Road, Whyteleafe, Surrey CR3 0EG
ASKING PRICE: £195,000 Leasehold

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DIRECTIONS
From the roundabout in central Whyteleafe, proceed along the Godstone Road (A22) towards Purley. The property is on the right hand side just beyond Maple Road before the BP Petrol Station.

LOCATION
A very convenient location for local amenities, railway stations and access to the M25 motorway, Junction 6, 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.

There is a choice of three railway stations, **Whyteleafe South, Whyteleafe and Upper Warlingham** with services into Croydon, Central London, and the South Coast, so an ideal location for the commuter and for trips to the coast.

ACCOMMODATION

ENTRANCE HALLWAY
UPVC panelled front door, built in cupboard housing the wall mounted **VIESMAN** gas fired combination boiler. Further built in double width cupboard, central heating thermostat and radiator.

LIVING ROOM *20' 5" x 11' 11" (6.23m x 3.64m)*
Great size room with two secondary and double glazed windows to the front aspect, coved ceiling, fireplace with a gas fire (not tested), TV point and two double radiators.

KITCHEN *9' 5" x 7' 10" (2.87m x 2.39m)*
Double glazed window to the rear, range of wall and base units with matching worktops. Built in electric oven with a 4 ring gas hob above and extractor fan. Single bowl stainless steel sink unit with a mixer tap and cupboard below.

DOUBLE BEDROOM *12' 4" x 10' 0" (3.77m x 3.06m)*
Double glazed and secondary glazed window to the rear, built in sliding door wardrobe and a single wardrobe plus a store cupboard, locker space above the double bed recess, double radiator.

BATHROOM *8' 2" x 5' 4" (2.50m x 1.64m)*
Double glazed frosted window to rear, coloured suite comprising of a panelled bath with a separate taps and a wall mounted electric shower fitment, pedestal wash hand basin and a low flush WC. Tiled surrounds and a radiator.

OUTSIDE

FRONT GARDEN
The front Garden has a shared path leading to the front door of the first floor maisonette and a gate leading to the front door and rear Garden for the property. There is a lawn area with some flowerbed borders.

REAR GARDEN
Private rear Garden with a gate leading to a driveway to the Garage Block. There is a lawn area with established borders and a hard standing patio area.

SINGLE GARAGE
The Garage has an up and over door and power. The driveway to the Garage Block is accessed via Maple Road.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 189 years from 25th March 1961.

MAINTENANCE/SERVICE CHARGE: NIL

GROUND RENT: £10.50 pa until 2060 - then peppercorn.



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COUNCIL TAX: The current Council Tax Band is '**C**', 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.

17/10/2026

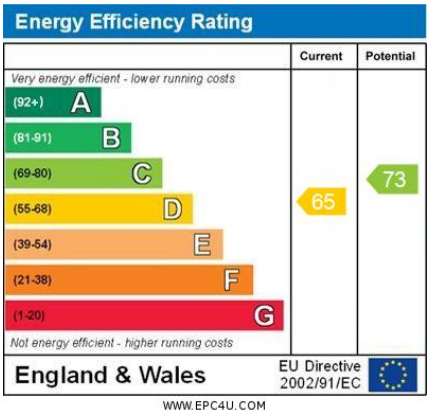




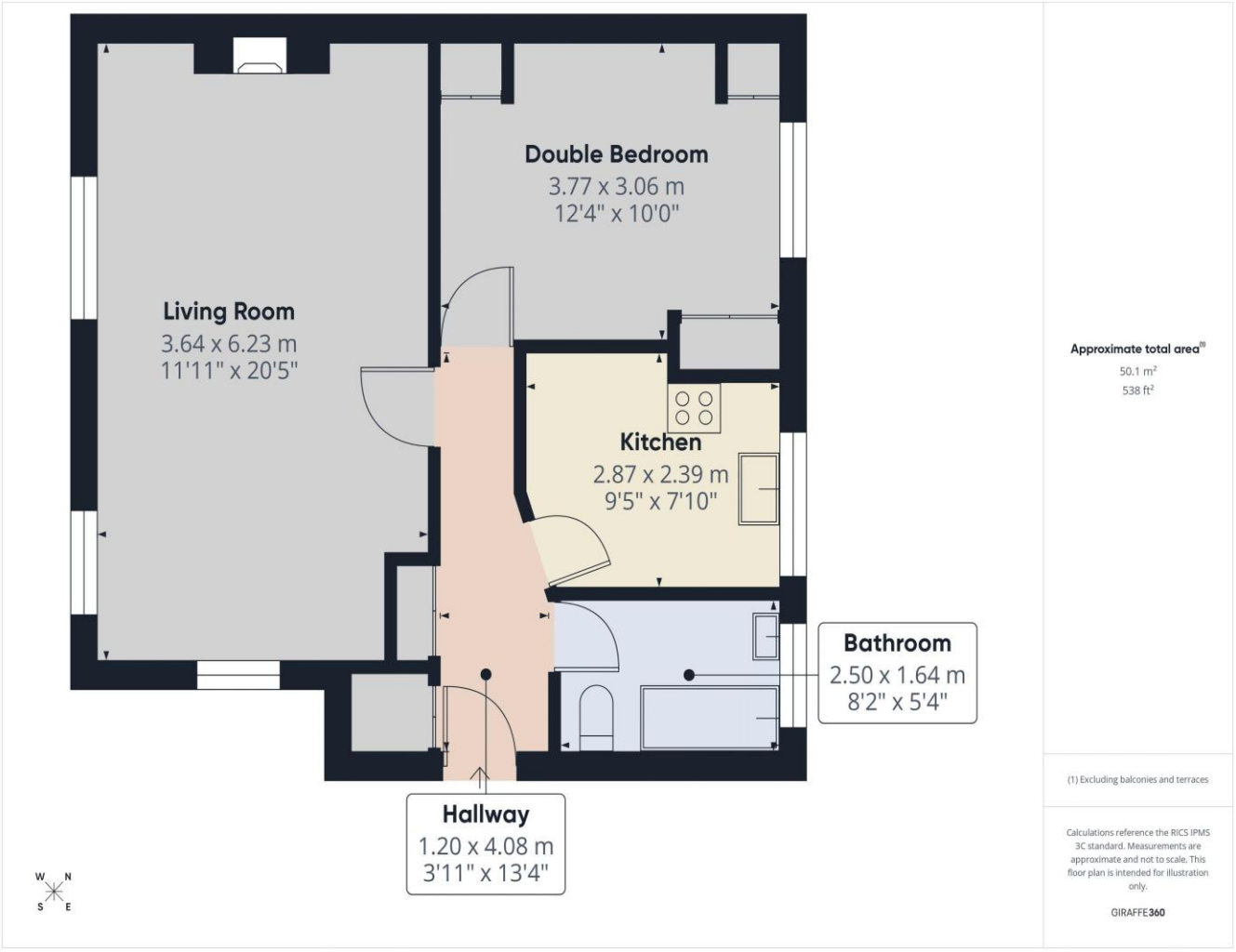




ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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