Asking Price: £260,000

Hillside Road | Whyteleafe | Surrey | CR3 0BS

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Presented chain-free, this well-proportioned two-bedroom first-floor flat forms part of a quiet and secluded development, attractively set amongst mature greenery and enjoying pleasant views over the hillside.

The property offers approximately 632 sq ft (58.7 sq m) of accommodation and benefits from its own single garage, providing valuable additional storage and parking.

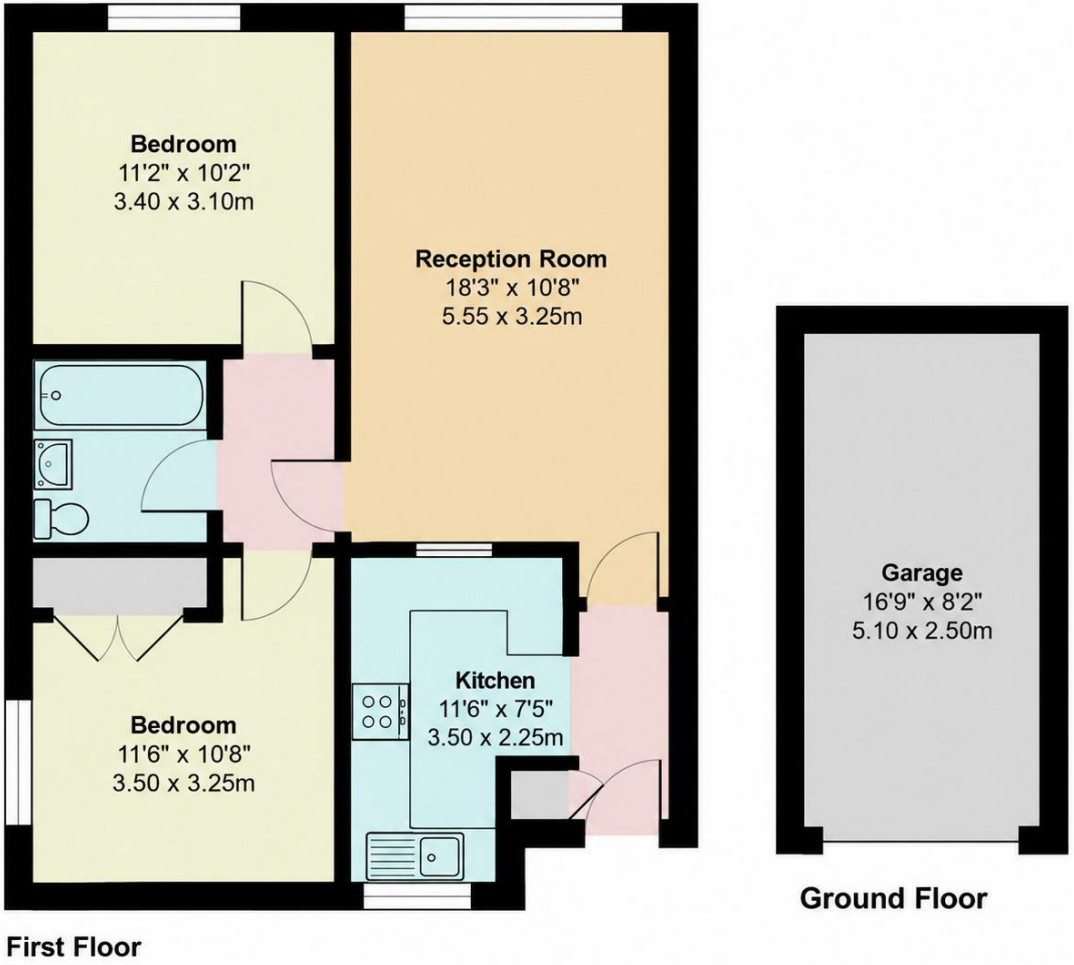
Features a welcoming reception room with a large picture window overlooking the surrounding residential setting, a separate fitted kitchen, two double bedrooms and a family bathroom.

The development enjoys a peaceful, leafy atmosphere, with communal grounds and woodland immediately surrounding the buildings, whilst remaining conveniently positioned for local amenities.

Whyteleafe village provides a great selection of shops, cafés and facilities, with further shopping and leisure options available in nearby Caterham, Warlingham, Purley and Croydon.

Whyteleafe railway station is within easy reach, providing regular Southern services towards London Bridge and connections across South London, while Upper Warlingham station offers additional services towards London Victoria.

The area is also well served by schools, including Whyteleafe Primary School, Warlingham School and de Stafford School, with a number of further educational options within the surrounding area. A quiet setting, generous accommodation, garage and convenient transport links, combined with the advantage of being offered chain-free, make this an appealing opportunity for first-time buyers, downsizers or investors.



Hillside Rd, Warlingham, Whyteleafe CR3
Approx. Gross Internal Area 632sq ft / 58.7sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Key Features:

- Chain free sale
- Two double bedrooms
- Generous reception
- Separate kitchen
- Allocated garage
- Attractive location
- EPC rating: C
- Council tax: C
- £1,300 pa service charge
- 981 years lease remaining

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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