



GROUND FLOOR TWO DOUBLE BEDROOM FLAT* *18' 2" x 10' 6" (5.53m x 3.21m) LIVING ROOM
MODERN KITCHEN* *DOUBLE GLAZED & GAS CENTRAL HEATING
CONVENIENT LOCATION FOR THE COMMUTER AND ACCESS TO LOCAL COUNTRYSIDE
GREAT FIRST TIME PURCHASE/INVESTMENT, 999 year LEASE FROM 2008* VIEWING RECOMMENDED!

A GROUND FLOOR TWO DOUBLE BEDROOM GROUND FLOOR FLAT located within a Private Road Development within half a mile of Whyteleafe Town Centre and Railway Station. A great size flat which benefits from double glazed windows, gas central heating and a modern style Kitchen and Bathroom. Outside, the secluded Communal Gardens surround the block and are mainly laid to lawn, there is also a Garage en-bloc.

Hillside Road, Whyteleafe, Surrey CR3 0BS
ASKING PRICE: £267,500 LEASEHOLD





KITCHEN 6' 0" x 10' 5" (1.83m x 3.18m)

Double glazed window to rear, white modern wall and base units with matching worktops, built in electric oven and grill and a four ring gas hob with an extractor fan above. Space and plumbing for a washing machine and dishwasher, tiled surrounds and wood effect flooring.

BEDROOM ONE 14' 5" x 10' 5" (4.40m x 3.17m)

Double glazed window to the front, radiator.

BEDROOM TWO 8' 6" x 10' 5" (2.58m x 3.18m)

Double glazed window to the rear, large walk-in wardrobe with hanging and shelf space, double radiator.

BATHROOM 6' 0" x 5' 10" (1.82m x 1.79m)

Double glazed frosted window to side, white suite comprising of a panelled bath with a mixer tap shower attachment, vanity wash hand basin and a low flush WC, heated towel rail / radiator, tiled surrounds and flooring.

OUTSIDE

GARAGE

There is a Single Garage en-bloc with an up and over door.

COMMUNAL GARDENS

There are extensive Communal Gardens which are mainly laid to lawn with herbaceous and tree lined borders.

LEASEHOLD INFORMATION

LEASE TERM: 999 years from the 25/12/2008

MAINTENANCE/SERVICE CHARGE: £650.00 payable every 6 months.

GROUND RENT: NIL

COUNCIL TAX

BAND: 'C' Tandridge Council **14/4/2021.**



DIRECTIONS

From the A22 Caterham, proceed towards Whyteleafe from the Wapses Lodge roundabout, take the third turning on the right hand side into Hillside Road, proceed under the bridge towards the end of the road, the flat is in a block on the left hand side.

LOCATION

Hillside Road is a quiet location as well as being very convenient for local amenities, railway stations 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.

There is a choice of three railway stations in Whyteleafe with services into Croydon and Central London, so an ideal location for the commuter. The area also has many wide open spaces being close to protected countryside within the greenbelt, woodland and park land.

There is a Sports Centre in Caterham at de Stafford School and several Golf Courses in nearby Woldingham and Chaldon.

A PRIVATE DEVELOPMENT CLOSE TO TOWN AND COUNTRY ATTRACTIONS.

ACCOMMODATION

COMMUNAL HALLWAY

ENTRANCE HALLWAY

Dado rail surround and wood effect flooring, useful storage cupboard and a further cupboard housing the gas fired combi central heating boiler, radiator.

LIVING ROOM 18' 2" x 10' 6" (5.53m x 3.21m)

Large double glazed window to the front, dado rail and wood effect flooring, TV point and telephone point, double radiator.



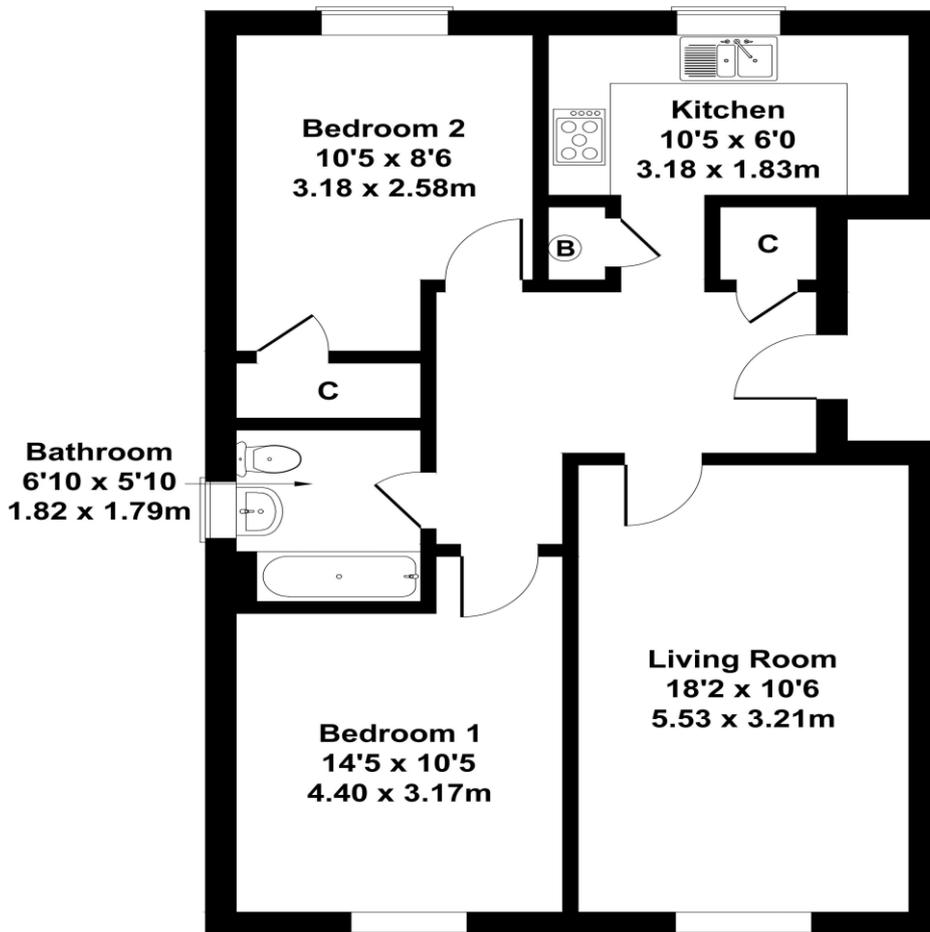
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

FLOORPLAN

Hillside Road

Approximate Gross Internal Area
732 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2021
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DATA PROTECTION ACT 1998

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