



TWO DOUBLE BEDROOM TOP FLOOR FLAT WITH BALCONY* *15' 6" x 13' 3" (4.72m x 4.04m) LIVING ROOM
RE-FITTED (2020) MODERN KITCHEN 10' 8" x 6' 4" (3.25m x 1.93m)**RE-FITTED (2020) BATHROOM 7' 9" x 6' 3" (2.36m x 1.90m)* *CHROME FINISHED LIGHT SWITCHES & PLUG SOCKETS
GREAT LOCATION - VIEWING RECOMMENDED!

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM TOP FLOOR FLAT WITH A BALCONY, great views towards a woodland valley. In 2020 the flat had a newly fitted Kitchen and Bathroom and has been tastefully decorated throughout. There is great storage with three separate cupboards and a large mainly boarded loft. Outside there is an allocated parking space and ample visitor parking within this Private Development.
LONG LEASE – 999 YEARS FROM 1/1/2006. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED !

Treetops, Hillside Road, Whyteleafe, Surrey CR3 0BY
ASKING PRICE: £295,000 LEASEHOLD



LIVING ROOM 15' 6" x 13' 3" (4.72m x 4.04m)

A large Living Room with double glazed sliding patio doors to a front facing Balcony, TV point and radiator, coved ceiling with two central light points.

BALCONY 3' 6" x 12' 5" (1.07m x 3.78m)

The balcony is enclosed with wrought iron railings and has an artificial grass flooring. There are views towards Whyteleafe over a tree-lined valley. The balcony offers great seclusion from the flats in Hillside Road as there are tall mature trees bordering the development. A GREAT OUTSIDE SPACE!

KITCHEN 10' 8" x 6' 4" (3.25m x 1.93m)

Double glazed window to the rear, re-fitted in 2020 with a range of white wall and base units with matching worktops and soft closing doors, tiled surrounds, single bowl stainless steel sink unit with a mixer tap and cupboards under housing the gas meter. The wall units have concealed lighting and the plinths also have inserted lighting. Built in electric oven with a 'Sharp' four ring electric hob with an extractor hood and fan above. Space and plumbing for a washing machine and space for a fridge / freezer. Inset spotlights to the ceiling, wall mounted gas fired combination boiler enclosed in a wall unit cupboard.

BEDROOM ONE 13' 2" x 8' 9" (4.01m x 2.66m)

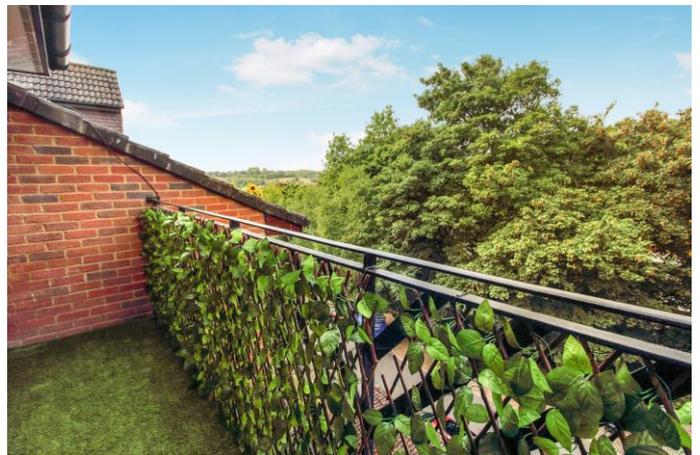
Double glazed window to the front, built in sliding door bespoke double wardrobe with ample hanging and shelf space. TV point and double radiator.

BEDROOM TWO 10' 9" x 7' 7" (3.27m x 2.31m)

Double glazed window to the front and radiator.

BATHROOM 7' 9" x 6' 3" (2.36m x 1.90m)

Re-fitted in 2020, coved ceiling and fully tiled with an extractor/moisture sensitive fan built in. The bathroom is in white with a tiled panelled bathe with a combined overflow and water outlet (no taps) and a separate controlled mixer shower fitment with shower screen. Vanity wash hand basin with a fitted mirror cupboard



DIRECTIONS

From the A22 Caterham, proceed towards Whyteleafe from the Wapses Lodge roundabout, take the third turning on the right handside into Hillside Road, proceed under the bridge to the far end of the road, turn right into Treetops, the property is within the first block on the left handside.

LOCATION

Treetops, 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 and the South Coast, 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 BEAUTIFUL COUNTRYSIDE

ACCOMMODATION

COMMUNAL HALLWAY

Security entry-phone system, carpeted with a return stair case to the top floor landing.

ENTRANCE HALLWAY

Coved ceiling, three large built in storage cupboards and access via a retractable ladder to the large mainly boarded and insulated loft which covers the entire width and depth of the flat, radiator.

above with a light and demister built in and shaver point, low flush WC. Large ladder style chrome finished towel rail.

OUTSIDE

PARKING

There is an allocated parking bay opposite the block and further visitor parking bays available.

COMMUNAL GARDENS

The development has areas of communal grounds, mainly laid to lawn with tree and bush lined borders offering privacy from Hillside Road.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 999 Years from 1st January 2006

MAINTENANCE: £550.00 every six months.

GROUND RENT: Nil

COUNCIL TAX: Band 'D' Tandridge Council. (2022 - 2023 £2,179.60pa)

6/9/2022



ENERGY PERFORMANCE CERTIFICATE (EPC)

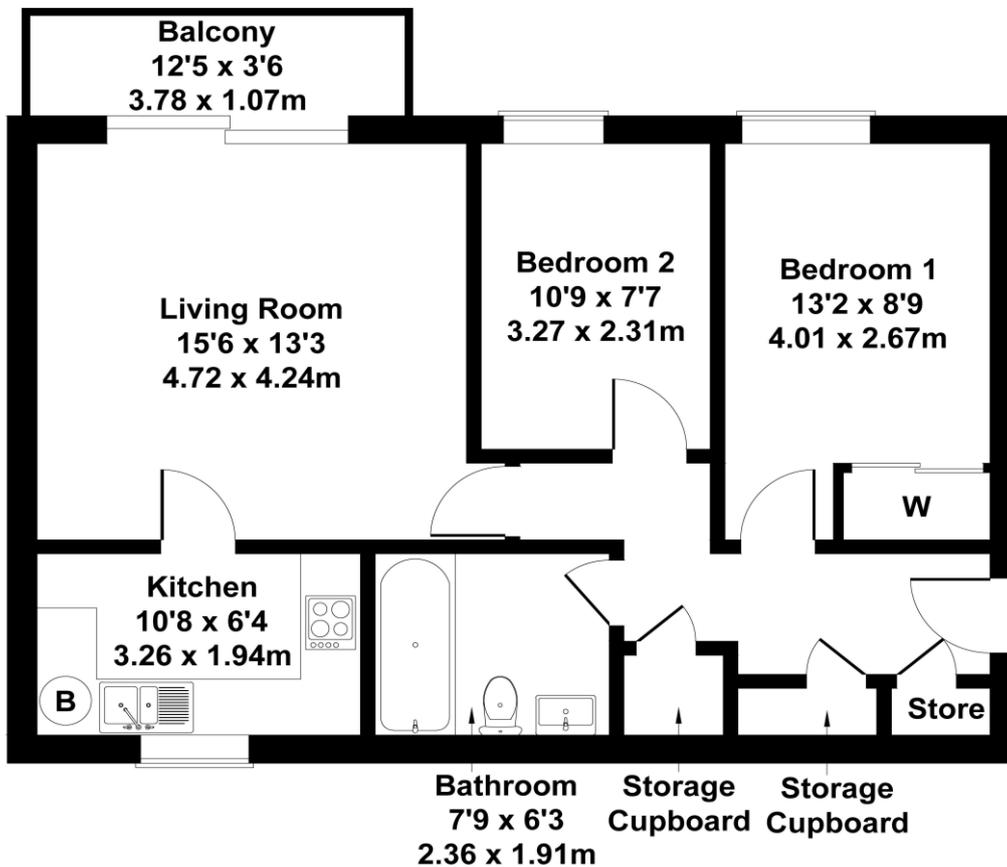
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Treetops

Approximate Gross Internal Area
657 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2022
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