



16' 2" x 12' 10" (4.93m x 3.90m) LIVING ROOM *16' 2" x 7' 1" (4.92m x 2.17m) KITCHEN / BREAKFAST ROOM* *16' 2" x 10' 11" (4.93m x 3.34m) inclusive of En-suite MASTER BEDROOM SUITE*
14' 10" x 8' 11" (4.51m x 2.71m) GUEST BEDROOM TWO *DOUBLE GLAZED & GAS CENTRAL HEATING*
ALLOCATED & VISITOR PARKING, COMMUNAL GARDENS AND OUTSIDE STORAGE UNIT

A LARGE MODERN AND WELL APPOINTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT set within a prestigious block with TWO BATHROOMS and an open plan Living Room to Kitchen Breakfast Room. A GREAT LOCATION within a level quarter of a mile of local shopping facilities and approximately three quarters of a mile of Caterham Railway Station. **VIEWING RECOMMENDED!**

Sherwood, 12, Whyteleafe Road, Caterham, Surrey CR3 5EE
FIXED PRICE: £376,000 Leasehold with a Share of Freehold



DIRECTIONS

From the High Street in Caterham on the Hill proceed towards Caterham Valley, just past the large cedar tree turn left into Whyteleafe Road, Sherwood is located on the right hand side.

LOCATION

The flat is located in a highly desirable Development within easy reach of local shops in Caterham on the Hill, there are railway stations in Caterham and Whyteleafe with services into London and many fine schools for all age groups. The commuter by car also has the benefit of the M25 motorway which can be accessed at Godstone junction 6.

Caterham Valley has a more comprehensive selection of High Street shops, including a Waitrose and Morrisons Supermarket. Locally there is a Sports Centre within half a mile at De Stafford School in Burntwood Lane and a Golf Course in Chaldon with stunning views over greenbelt countryside. The area has many fine open spaces including Manor Park, Kenley Common and the North Downs.

ACCOMMODATION COMMUNAL HALLWAY

Large communal hallway with tiled flooring throughout and stairs to the first and second floors. Internal doors on the ground floor lead to an inner hallway and the front door of the flat.

L'SHAPED HALLWAY

Coved ceiling with inset spotlights, security Video Entryphone System, large built in storage / cloaks cupboard. Large cupboard housing a gas central heating boiler and hot water tank with shelving, central heating thermostat and double radiator.

LIVING ROOM 16' 2" x 12' 10" (4.93m x 3.90m)

Double glazed window to the front, coved ceiling, three wall light points and a central light point. To one wall there is a built in storage unit with book and display shelving dividing the Living Room and Kitchen, TV point, double radiator, open plan to:

KITCHEN / BREAKFAST ROOM 16' 2" x 7' 1" (4.92m x 2.17m)

Double glazed window to front, range of gloss white wall and base units including a glass display wall unit and matching worktops. Appliances include an under counter built in fridge and freezer, dishwasher, electric oven and grill and a four ring gas hob with an extractor fan above. Space and plumbing for a washing machine. One and a half bowl stainless steel sink unit with a mixer tap and cupboards under, quality tiled surrounds and flooring, space for a microwave.

MASTER BEDROOM 16' 2" x 10' 11" (4.93m x 3.34m) inclusive of En-suite

Double glazed window to front, built in wardrobes with sliding mirror fronted doors, coved ceiling and radiator, door to:

EN-SUITE BATHROOM 6' 2" x 6' 11" (1.87m x 2.12m)

Double glazed frosted window to side, white modern suite comprising of a panelled bath with a mixer tap hand held shower attachment and a separate mixer shower attachment with a large shower rose above, vanity wash hand basin and a low flush WC with a concealed cistern. There is a concertina shower screen and a ladder style towel rail / radiator, shaver point with a light, tiled flooring and surrounds, extractor fan.

BEDROOM TWO 14' 10" x 8' 11" (4.51m x 2.71m)

Double glazed window to side, built in double wardrobe with sliding mirror fronted doors, coved ceiling and radiator.

BATHROOM 5' 5" x 7' 1" (1.65m x 2.16m)

Modern white suite comprising of a wood panelled bath with a mixer tap shower attachment, vanity wash hand basin and a low flush WC with a concealed cistern, tiled flooring and surrounds. Vanity cupboards with mirrored doors, ladder style chrome heated towel rail/radiator, coved ceiling and radiator and extractor fan.



OUTSIDE

COMMUNAL GARDENS

There are communal gardens mainly to the rear of the block which are mainly laid to lawn with established flowerbed and herbaceous borders.

PARKING & STORAGE UNIT

The flat has an allocated parking space and visitor parking bays within the parking area to the front of the block. To the side of the block there is a useful outside Storage Cupboard.

29/12/2020

LEASEHOLD INFORMATION

LEASE TERM: 125 years from November 2006 with a SHARE OF FREEHOLD

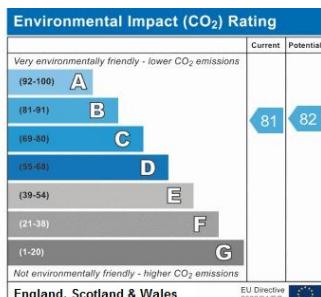
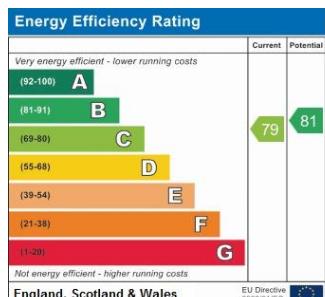
SERVICE/MAINTENANCE CHARGE: £180.00 PCM

GROUND RENT: Nil

COUNCIL TAX BAND: **E** ([Tandridge Council](#))



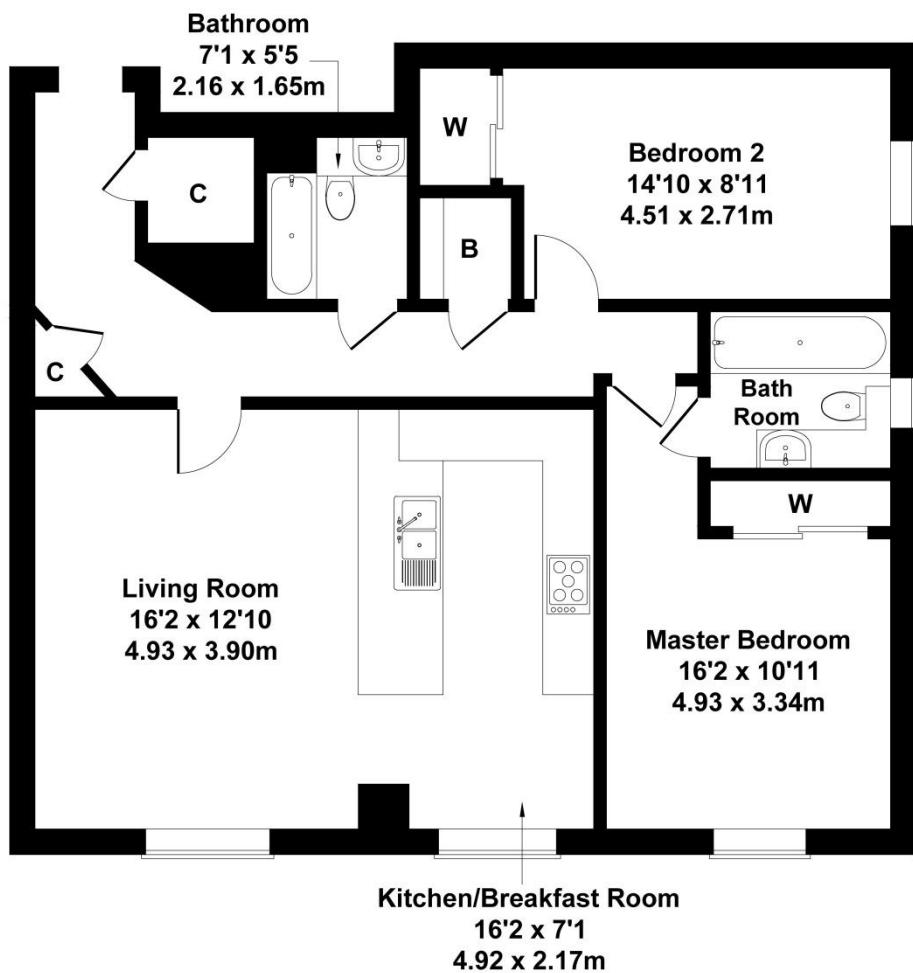
EPC GRAPH



FLOORPLAN

Sherwood, Whyteleafe Road.

Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.





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