



32 Hillcrest Road, Whyteleafe, Surrey, CR3 0DJ

Pollard Machin

estate agents since 1885

32

Hillcrest Road
Whyteleafe
Surrey CR3 0DJ

Offers Over £650,000

Pollard Machin


estate agents since 1885

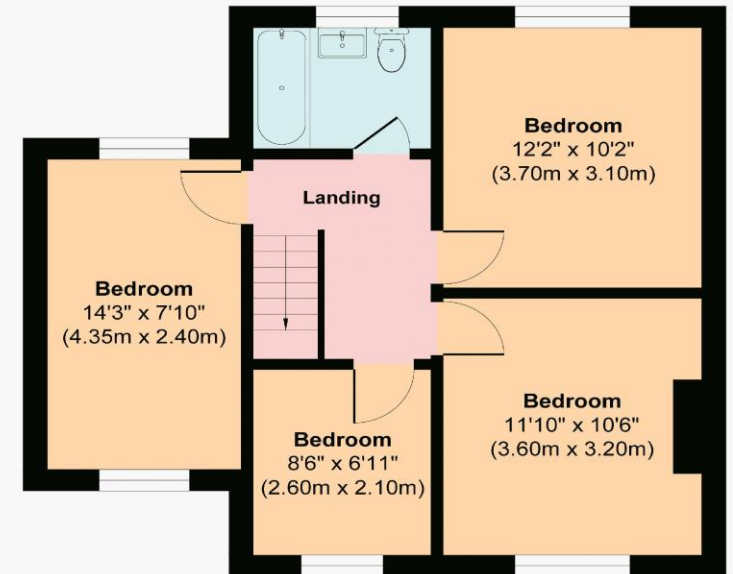
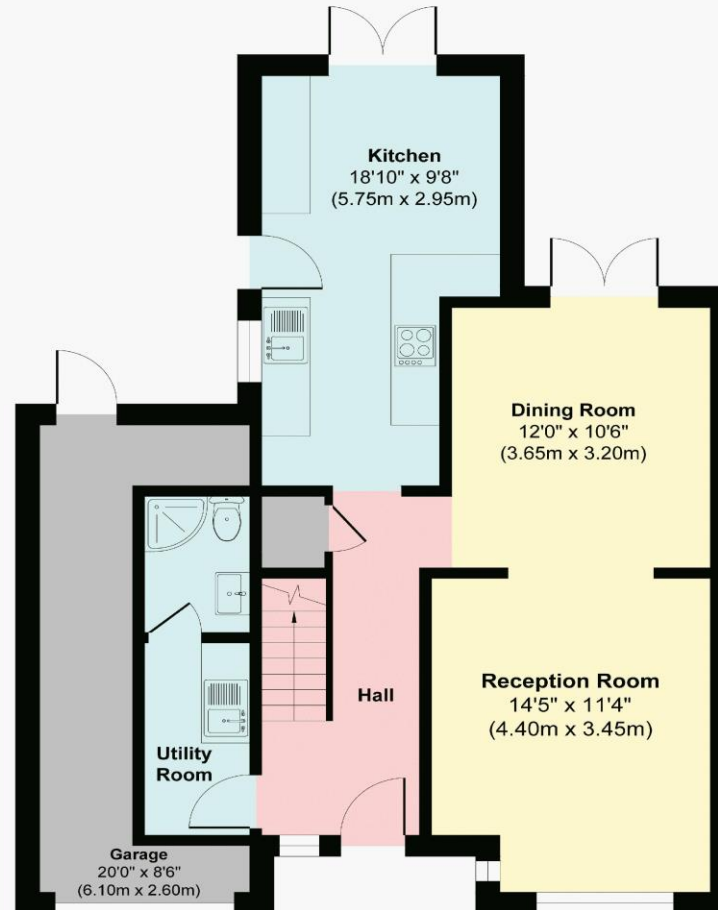
Located on a popular residential road and only a short walk away from Kenley Common is this attractive and extended four bedroom semi detached house with a garage and driveway. Council tax band E, EPC rating D

This property has been well maintained by its current owners who have raised four children here and enjoyed the space provided. The accommodation downstairs comprises a good sized dual aspect reception room, separate renovated kitchen/diner and a shower room/utility. Upstairs there are three double bedrooms, a single bedroom and the family bathroom. Outside the south east facing garden is mainly laid to lawn and extends 100ft approximately, a feature of the garden includes a fully powered 4m x 3m log cabin being an ideal spot to work from home. Recent home improvements consist of a Resin driveway for two large cars, an electric car point, a Worcester Bosch boiler, downstairs flooring, a newly modelled kitchen and shower room/utility. There is scope to extend subject to the usual planning permissions. Please ask what the vision looks like on your viewing tour should you like further information.

Situated just off Beverley Road within access of Whyteleafe and Upper Warlingham railway stations with services to Croydon and London and a range of local shops. Kenley Common is close by and Kenley itself is also within access providing a further range of shops and railway station. The area is served with local schools, recreational and sporting facilities whilst junction 6 off the M25 at Godstone gives access to Gatwick and Heathrow airports and the South Coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	79
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		
England & Wales		
EU Directive 2002/91/EC		
		



Ground Floor

Hillcrest Road, Whyteleafe, CR3

Approx. Gross Internal Area 1203 sq. ft / 111.80 sq. 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 show.

Plan produced by AR Net Media-www.arnetmedia.uk

First Floor

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.

Pollard Machin

estate agents since 1885



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

