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7 Downsway, Whyteleafe, Surrey, CR3 0EW

**Pollard Machin**  
estate agents since 1885

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Whyteleafe  
Surrey  
CR3 0EW

Guide Price £450,000

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### Description

A 3 bedroom detached house being conveniently located near Whyteleafe and Upper Warlingham Stations. The property has a spacious reception room, 3 good sized bedrooms, fitted kitchen and 50' rear garden. EPC Rating E.

### Accommodation

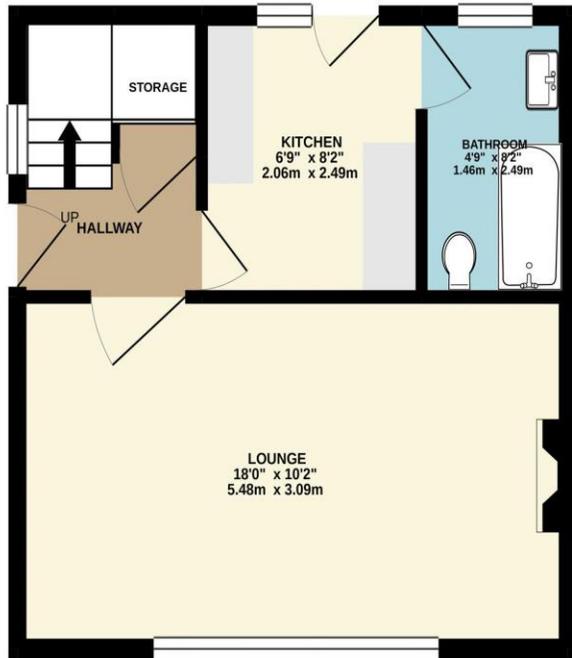
Entrance Hall: Spacious 18' Lounge/Dining Room: Fitted Kitchen with built in oven, hob, extractor with space for appliances and access into garden: Bathroom with shower over bath: Landing: 3 Good Sized Bedrooms with the master being 12'x8': 50' Rear Garden with raised patio area and side access: Gas Central Heating: Double Glazing.

### Location

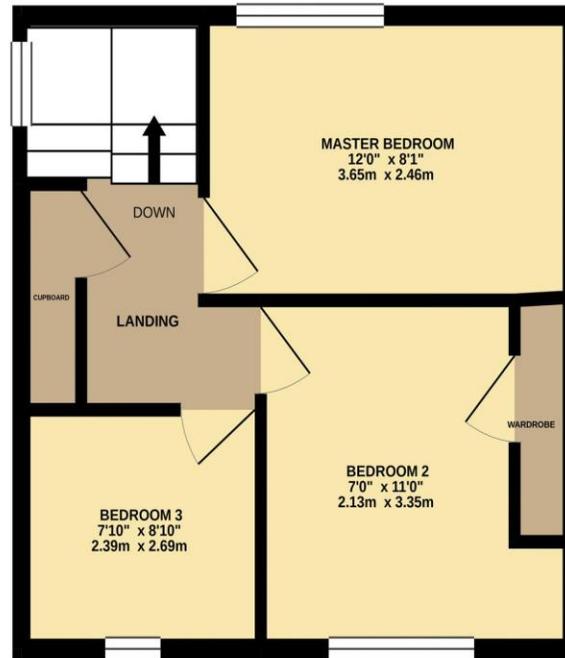
Downsway is short distance from the Godstone Road within close reach of Whyteleafe Station and Upper Warlingham Station, there is a range of shops and restaurants in Whyteleafe and also bus routes into both Caterham and Purley and surrounding areas, a choice of churches, schools and sports clubs are nearby.



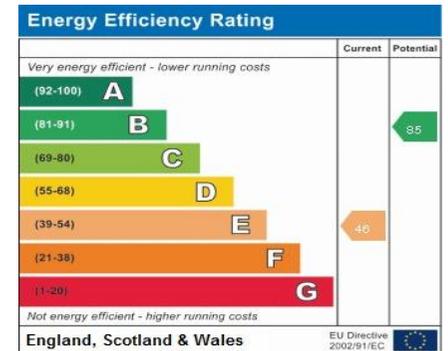
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.





**Viewings Strictly by Appointment Only**

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