

FOLKLANDS

HILLSIDE ROAD, WHYTELEAFE
GUIDE PRICE £275,000





1000 Recipes
The Complete Family Cookbook
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MR MRS

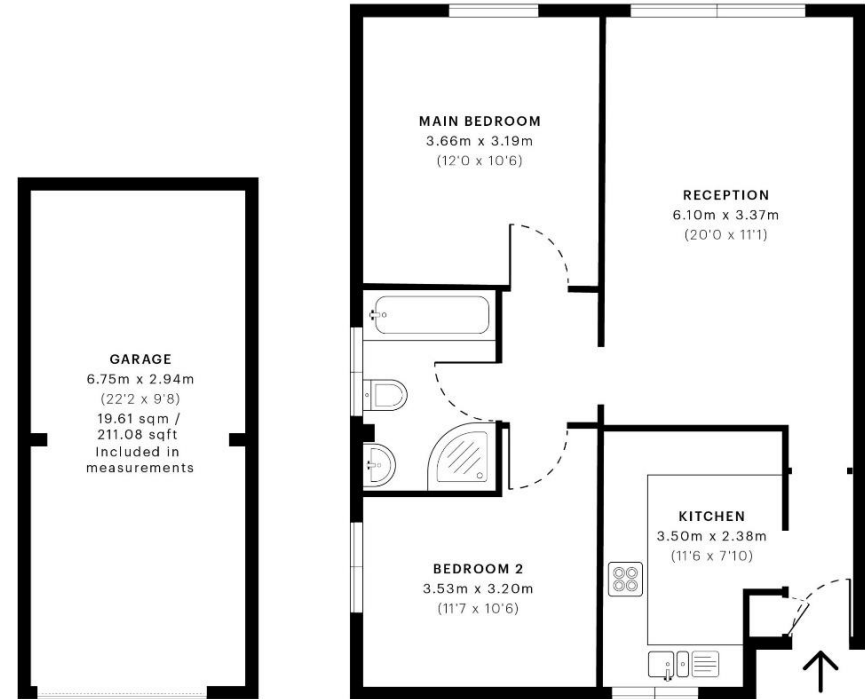
CLEAN Plus
1. 15 min
2. 30 min
3. 45 min
4. 60 min
5. 75 min
6. 90 min
7. 105 min
8. 120 min
9. 135 min
10. 150 min
11. 165 min
12. 180 min
13. 195 min
14. 210 min
15. 225 min
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18. 270 min
19. 285 min
20. 300 min







→ Z



— Ground Floor

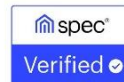
— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
79.85 sqm / 859.50 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes weakrooms, restricted head height
57.36 sqm / 617.42 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 81.17 sqm / 873.71 sqft
IPMS 3C RESIDENTIAL 78.34 sqm / 843.24 sqft

spec id 62875c263d109d0df2fd3836

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR APARTMENT
- ❖ INTEGRAL GARAGE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ FOUR PIECE BATHROOM SUITE
- ❖ QUIET LEAFY LOCATION
- ❖ SHARE OF FREEHOLD
- ❖ 0.2 MILES FROM WHYTELEAFE SOUTH TRAIN STATION
- ❖ 0.3 MILES FROM UPPER WARLINGHAM TRAIN STATION
- ❖ EPC EER C

**** Strong Energy Rating **** A well-presented two double bedroom first floor purpose-built apartment situated within this tranquil cul-de-sac setting, conveniently located only 0.2 miles from Whyteleafe South train station, and 0.3 miles from Upper Warlingham train station, which collectively offer direct services to London Bridge, London Victoria and St Pancras International stations.

This bright & spacious apartment is fully double glazed, has gas central heating, and enjoys access to a large loft space. Additionally, the property boasts a share of freehold, a private integral garage and off-road parking for one car.

The accommodation comprises two double bedrooms, a modern four-piece bathroom suite with separate shower cubicle, a 20' lounge/dining room, and a stylish separate kitchen.

Furthermore, this property sits within easy reach of both Caterham & Warlingham town centres with their plethora of shops, bars & restaurants, and is a short drive from junction 6 of the M25. In our opinion this property would make an excellent first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		