



RAYNERS
TOWN & COUNTRY

4 VALLEY HEIGHTS, 275 GODSTONE ROAD
WHYTELEAFE, SURREY, CR3 0BD

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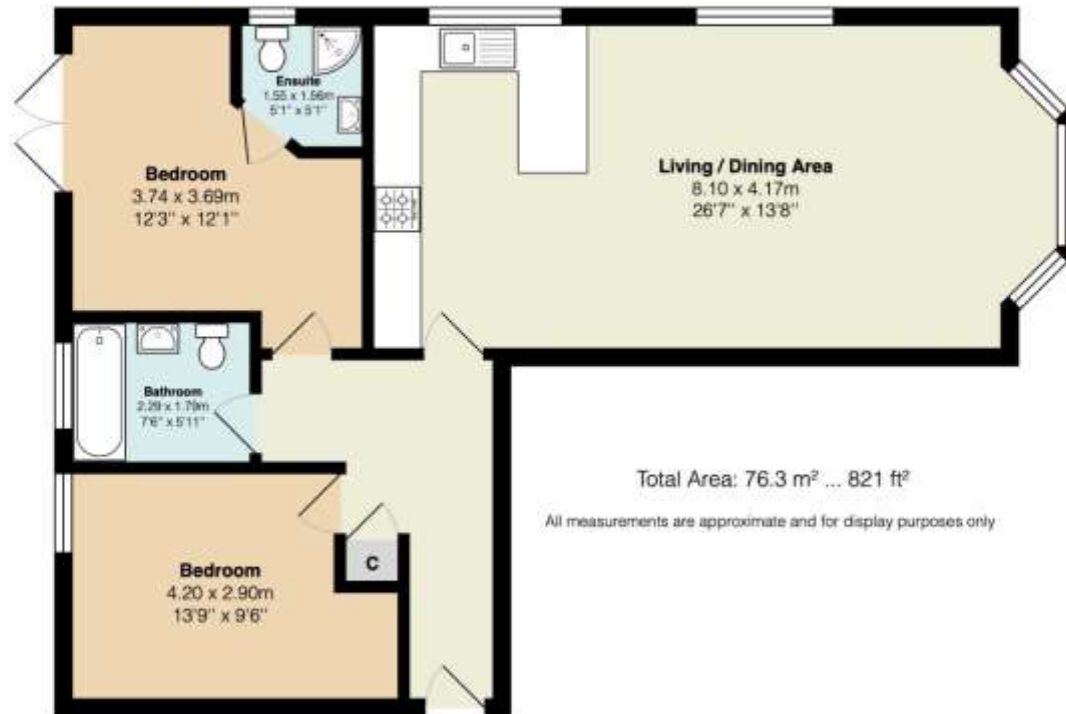
Offers in excess of £300,000

Wow! This property takes you by surprise providing 821 sq ft of living accommodation which includes two double bedrooms, one of which has its own ensuite shower room, an additional full bathroom and a large, open plan kitchen/living area. The kitchen is well appointed with modern fitted units and a useful breakfast bar which then opens onto the dual aspect, spacious lounge. There is a private garden which is accessed from the main bedroom and provides a fabulous haven to enjoy some private outside space. The block itself benefits from an entry phone system as well as a lift and there is a private, allocated parking space for this flat. Located close to three stations being Whyteleafe South, Upper Warlingham and Whyteleafe as well as being within easy reach of Junction 6 of the M25. Viewing is highly recommended.





4 Valley Heights



Tenure: Leasehold

Lease length 215 years with 199 years remaining as of July 2023 to be verified

Annual Service Charge £1,375 approximately to be verified

Peppercorn Ground Rent

Council Tax Band D

Tandridge District Council

EPC Rating C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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