



**25 Whyteacre Court Bushes Road, Whyteleafe - CR3 0BG**

Guide Price **£285,000**





## 25 Whyteacre Court Buses Road

Whyteleafe, Whyteleafe

A well presented two double bedroom first floor apartment offered in excellent decorative order having had a new kitchen and bathroom, with garage and residents parking.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Lounge/Dining Room
- Modern Kitchen
- Two double bedrooms
- Garage
- Residents parking
- Share of freehold
- Refitted bathroom
- Close to Stations



This charming first floor apartment offers a perfect blend of modern living and convenience in the sought-after area of Whyteleafe. Boasting two generously sized bedrooms one having built in wardrobes and a useful desk/study area, this property is ideal for individuals, couples, or small families seeking comfortable accommodation.

Upon entering, you are greeted by a contemporary and well-appointed kitchen, equipped with sleek cabinetry, ample storage space, and modern appliances, providing a delightful space for culinary enthusiasts. Adjacent to the kitchen lies a spacious and bright living area, perfect for relaxation or entertaining guests, with lovely views to the front aspect.

The apartment further benefits from a modern bathroom, exuding sophistication with its tasteful fixtures and fittings. Additionally, the property includes a garage, offering secure parking and convenient storage solutions.

Situated in excellent decorative order throughout, this apartment provides a welcoming atmosphere and a low-maintenance lifestyle. Its convenient location in Whyteleafe ensures easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking modern living in a desirable location.

Don't miss out on the opportunity to make this stylish apartment your new home. Contact us today to arrange a viewing and experience the charm and convenience firsthand.

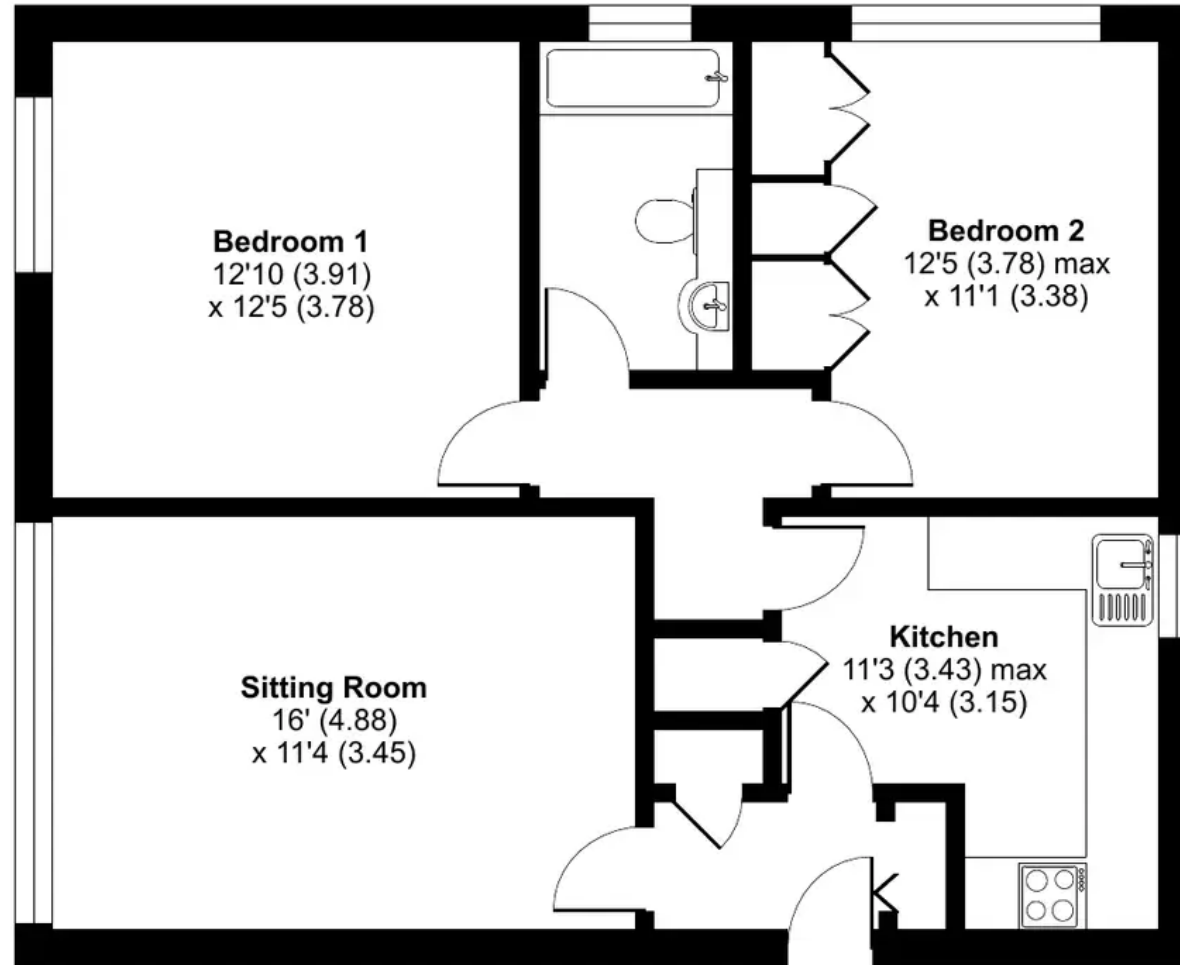
The property is very conveniently located close to both Whyteleafe South and Upper Warlingham stations, each offering fast and frequent links into Central London. The area is also well served by regular bus routes and a selection of local shops. The larger centres of Caterham and Purley provide a wider range of shops, bars, restaurants and amenities. The area is also well served by excellent local schools including Whyteleafe Primary, and beautiful open spaces. Access to the M25 is also close-by via the A22.



# Whyteacre, Court Bushes Road, Whyteleafe, CR3

Approximate Area = 738 sq ft / 68.6 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1087303



## Park & Bailey Warlingham

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