



**19 Maple Road, Whyteleafe – CR3 0ET**

**In Excess of £500,000**







## 19 Maple Road

### Whyteleafe

Park & Bailey offer to market this charming three bedroom semi detached Edwardian house. Positioned in a highly convenient location just moments from Upper Warlingham and Whyteleafe train stations. Call today to arrange your viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Edwardian Semi Detached
- New Kitchen
- Shower Room
- Driveway parking for two cars





## **Charming Three-Bedroom Semi-Detached Family Home in Prime Location Near Whyteleafe Park**

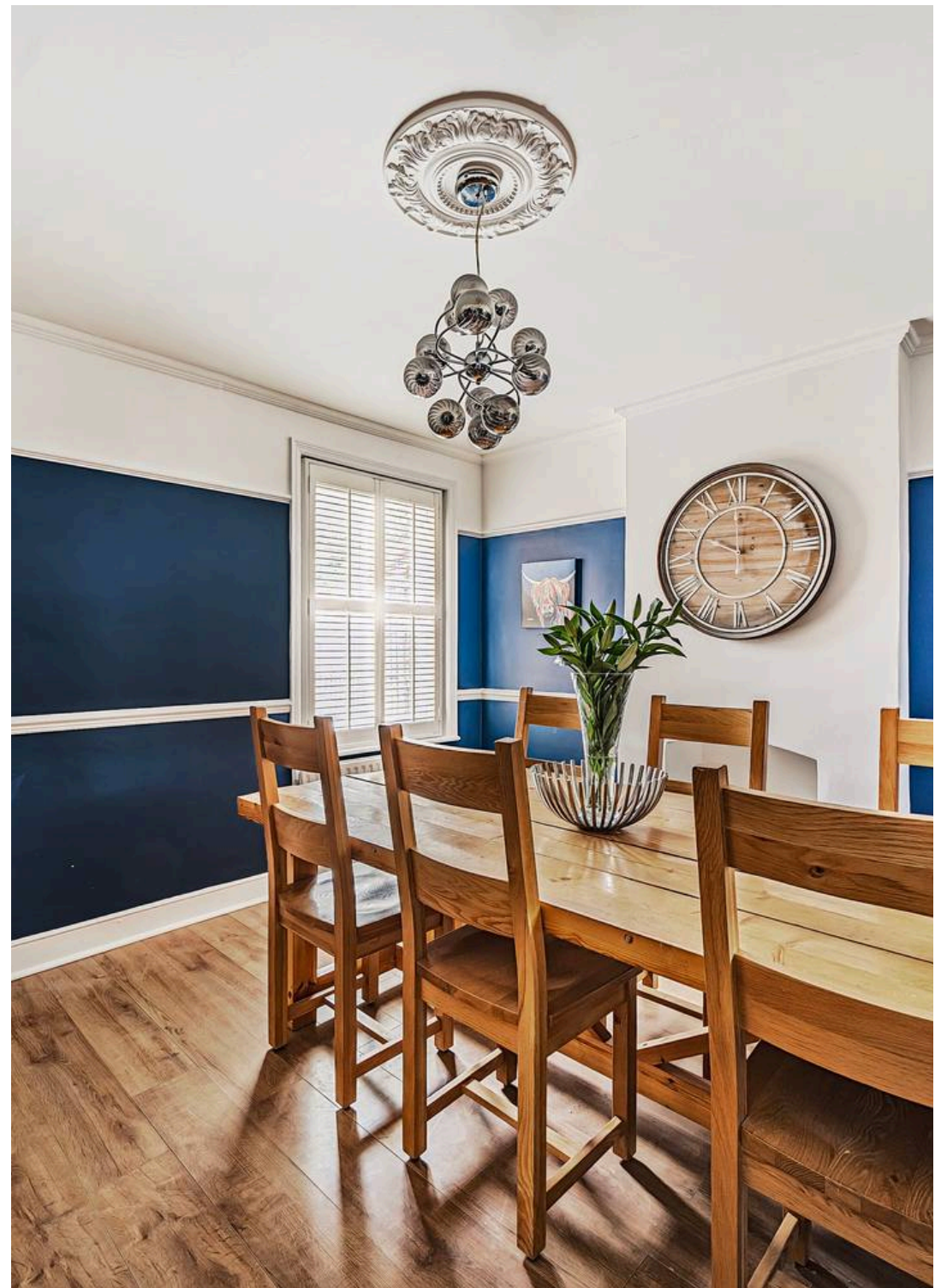
Positioned in a highly convenient location just moments from Upper Warlingham and Whyteleafe train stations, this attractive three-bedroom semi-detached family home is ideal for commuters and families alike. With the open green spaces of Whyteleafe Park quite literally on the doorstep, the property offers the perfect blend of town accessibility and outdoor living.

The home welcomes you with a spacious entrance hall, setting the tone for the light and well-proportioned accommodation throughout. To the front, the lounge features a beautiful bay window complete with fitted shutters, allowing natural light to pour in while maintaining privacy. A built-in double cupboard adds practical storage, and the room's classic fireplace adds a warm, homely feel.

To the rear, the separate dining room is perfect for formal meals or relaxed gatherings and features a charming sash window with shutters, offering views over the rear garden. The recently refitted kitchen is both stylish and functional, boasting an extensive range of modern base and eye-level units. Integrated appliances include a washing machine, dishwasher, hob with extractor over, built-in oven, and a fridge freezer. A door from the kitchen leads directly out to the rear garden, making it ideal for entertaining and alfresco dining.

Upstairs, a bright first-floor landing offers loft access and built-in storage. The principal bedroom to the front is generously sized and features a wall of fitted wardrobes, a fireplace, and fitted shutters for added privacy and elegance. The second double bedroom also includes a fireplace and shutters, while the third bedroom is perfect for a child's room, home office, or nursery. The modern shower room completes the first-floor accommodation.

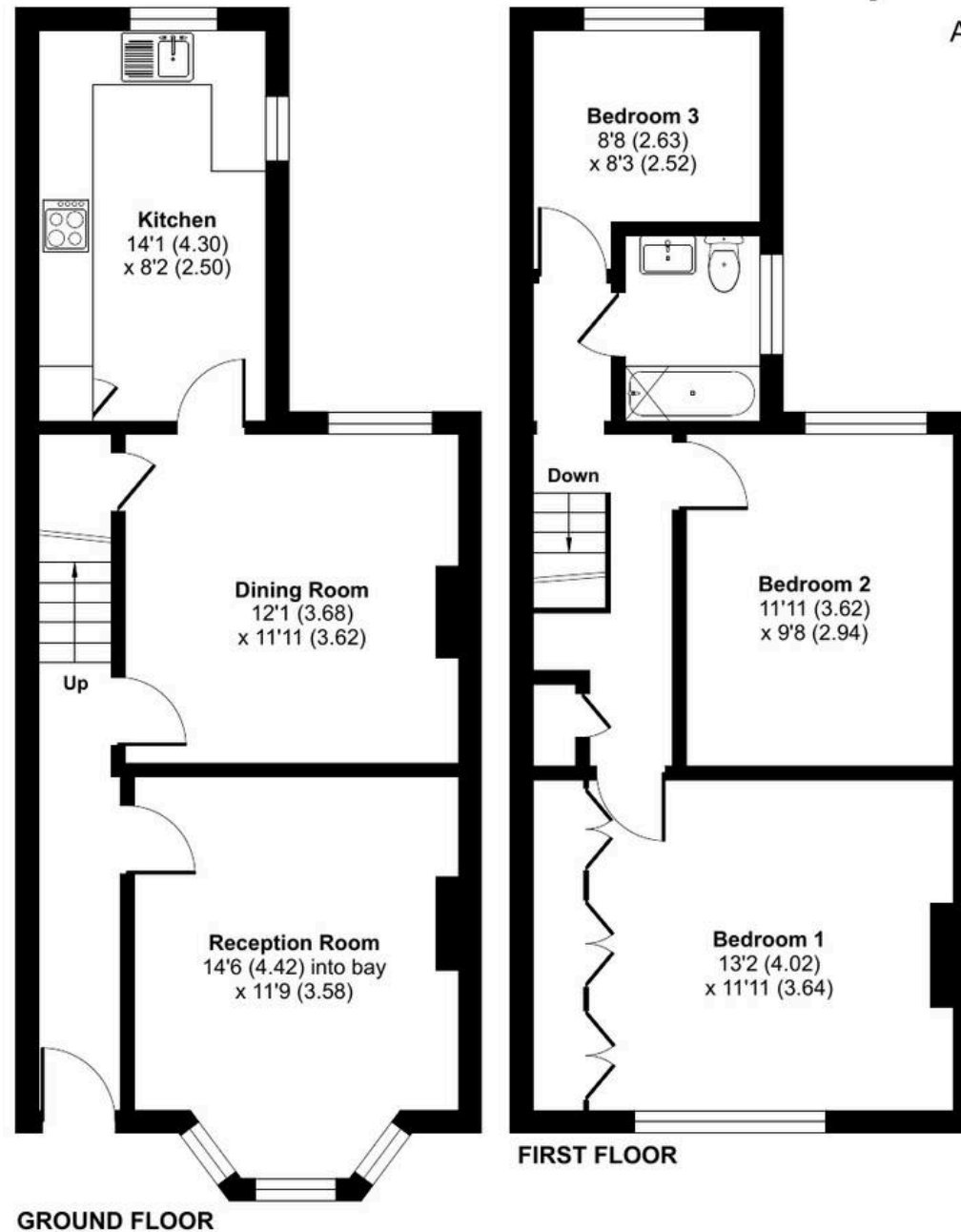
Outside, the property benefits from off-street parking for two vehicles on the private driveway, with gated side access leading to the rear garden. The rear garden is a delightful outdoor space, featuring a paved patio area ideal for seating or BBQs, leading to a well-maintained lawn – perfect for families and pets to enjoy.



# Maple Road, Whyteleafe, CR3

Approximate Area = 996 sq ft / 92.5 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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