



9 Station Road, Whyteleafe – CR3 0EP

In Excess of **£600,000**





9 Station Road

Whyteleafe

Extended 3 bed Edwardian semi-detached home moments from Upper Warlingham station. Period features, spacious kitchen/breakfast room, two bathrooms, garden studio, potential to create a fourth bedroom.

Council Tax band: E

Tenure: Freehold

- Extended Edwardian semi-detached family home
- Highly convenient location near Upper Warlingham station and Whyteleafe station
- Potential to create a four-bedroom property (STPP)
- Lounge with bay window and open fireplace
- Separate dining room with fireplace
- Spacious kitchen/breakfast room with garden access
- Two double bedrooms and a single bedroom
- Two bathrooms with scope to reconfigure
- Rear garden with patio, lawn, and garden studio/home office



Situated in a highly convenient location on Station Road, Whyteleafe, just a few hundred metres from Upper Warlingham railway station (London Victoria and London Bridge in around thirty minutes), this extended three-bedroom Edwardian semi-detached family home offers an attractive blend of period character, generous accommodation, and excellent potential for further extension.

The accommodation is arranged over two floors and begins with a welcoming entrance hall. To the front of the property is a well-proportioned lounge featuring a bay window and an open fireplace, creating a bright and characterful living space. To the rear is a separate dining room, also benefitting from a fireplace, ideal for both family dining and entertaining.

The kitchen has been extended to create a spacious kitchen/breakfast room, fitted with a range of base and eye-level units and offering ample space for everyday dining. A door provides direct access to the rear garden.

To the first floor is a generous landing, which offers clear potential for the installation of a staircase leading to the loft, subject to the usual planning consents, allowing for the creation of an additional bedroom if required. There are two well-proportioned double bedrooms and a further single bedroom. The property also benefits from two bathrooms, one of which could be reconfigured to form an additional bedroom if desired.

Externally, the front of the property features an enclosed garden with side access leading through to the rear. The rear garden enjoys a patio area leading onto a lawned garden, providing an ideal space for outdoor enjoyment. To the end of the garden is a useful garden studio/home office, perfect for home working or hobbies as well as a further patio area perfect for barbeques and alfresco dining.

This charming Edwardian home offers a rare opportunity to acquire a character property with flexible accommodation and future potential, all within easy reach of transport links, local amenities, and schools. Viewing is highly recommended.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent or to undertake any of



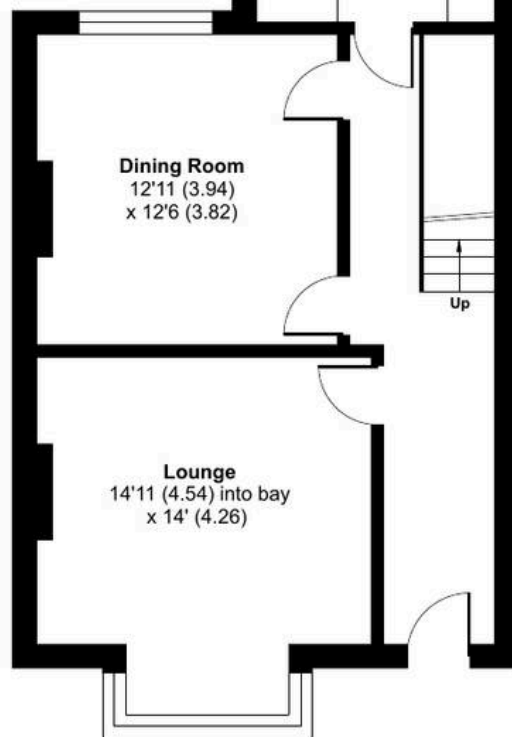
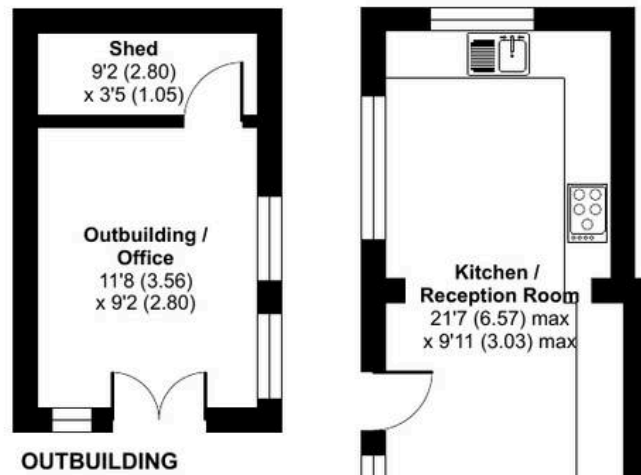
Station Road, Whyteleafe, CR3

Approximate Area = 1655 sq ft / 153.7 sq m

Outbuilding = 143 sq ft / 13.2 sq m

Total = 1798 sq ft / 166.9 sq m

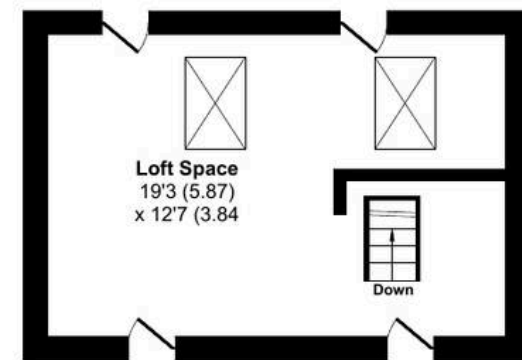
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/

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