



WARNING  
C.C.T.V.  
1800 141 2144

178 Whyteleafe Hill,  
Whyteleafe, CR3 0AF – Guide Price £625,000 - £650,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS

GUIDE PRICE £625,000 - £650,000.

Viewing Strongly Recommended of this deceptively spacious THREE DOUBLE BEDROOM DETACHED HOUSE in convenient Whyteleafe/Caterham location comprising dining room, large lounge, well-fitted kitchen and breakfast room, utility room, downstairs shower room with W.C. and study. In addition to the three double bedrooms there is a family bathroom. The outside of the property boasts off street parking for several cars and garage with a patio area and steps rising to a large lawned area to the rear. Conveniently placed within walking distance to both Whyteleafe and Upper Warlingham Stations. Caterham mainline station with direct services to London Victoria and London Bridge is just a short drive away. The green open spaces of Kenley Aerodrome, Kenley Common and Coulsdon Common are a short walk away. Whyteleafe has a local selection of shops, restaurants and takeaways, Caterham-on-the-Hill offers a wider selection of shops, schools and recreational facilities. The Village Health Club, de Stafford Sports Centre, Queens Park and the Surrey National Golf Course are all within easy reach. It is ideally placed for easy access to the M25 motorway. Local buses serve Caterham town centre which has a variety of shops, supermarkets, restaurants and cafes.

- Detached House
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen & Breakfast Room
- Utility Room
- Study
- Ground Floor Shower room
- Family Bathroom
- Garage & Off Street Parking





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



# Whyteleafe Hill, Caterham, CR3

Approximate Gross Internal Area  
 Ground Floor = 85.0 sq m / 915 sq ft  
 First Floor = 60.2 sq m / 648 sq ft  
 Total = 145.2 sq m / 1563 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID695914)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	76   C
39-54	E		
21-38	F		