



7 Hornchurch Hill, Whyteleafe, CR3 0DA

Offers in excess of £350,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

A modern, well presented two bedroom apartment with its own private courtyard garden situated in close to commuter links.

Accommodation

The home enjoys generous living space, open plan kitchen with integrated appliances and two double bedrooms along with spacious modern family bathroom and an en suite. Ample storage cupboards can be found throughout the property including a walk in laundry room with hot water cylinder, washing machine dryer and coat storage. The property is open and light throughout. This home is equipped with smart home throughout, to which you can control heating, lighting and electricals with voice control.

An attractive private patio can be found at the rear and accessed directly through the living room and also the second bedroom. The property is well located close to local shops and short walk from a Whyteleafe station. The property is in excellent condition throughout. You have the luxury of allocated parking at the front of the property, you also have side access to the patio area. For your convenience there is an entry phone system.

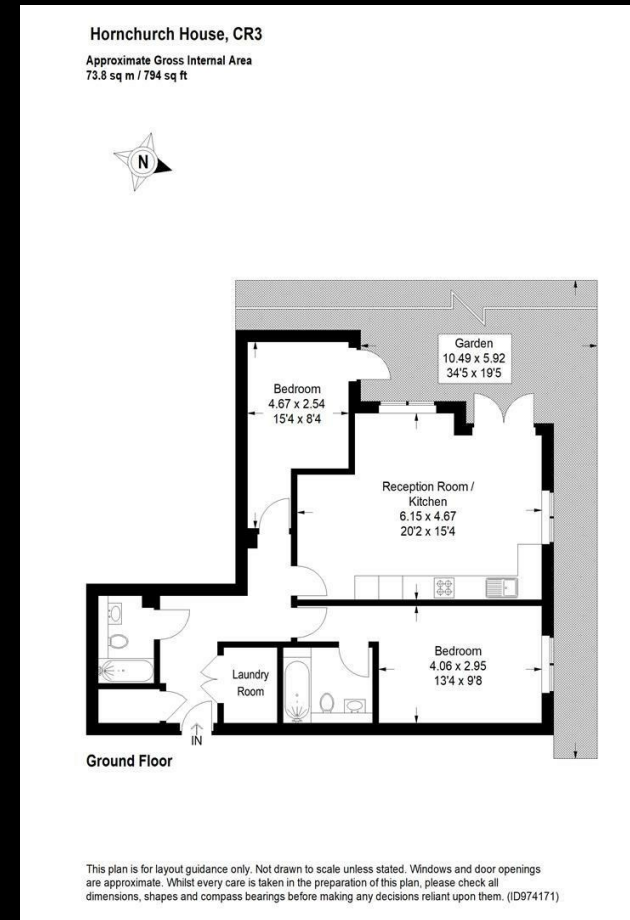
Location

Whyteleafe offers an escape from the hustle and bustle of city life, yet being under half an hour to London Victoria or London Bridge and less than an hour to the famous coastal town of Brighton, as well as a short distance to Gatwick Airport, Whyteleafe Hill is really in an ideal location. Set within a short walk to main line train stations you are spoiled with the choice of Whyteleafe and Upper Warlingham. Situated on the bus route of the 407 which allows commuters direct access to Croydon. The property is located with great access to shops, pubs and restaurants.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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