



SALMONS LANE, WHYTELEAFE, CR3

GUIDE PRICE **£425,000 - £450,000**

LEASEHOLD

Winkworth





THORNBURY COURT

SALMONS LANE, WHYTELEAFE, CR3

A BRIGHT AND SPACIOUS THREE/FOUR BEDROOM GROUND FLOOR APARTMENT FORMING PART OF A PERIOD PROPERTY SITUATED IN A SEMI-RURAL LOCATION

Situated within a semi rural and sought after location, yet in close proximity to Whyteleafe South Station and the open green spaces of Manor Park. Whyteleafe Town is a short distance away providing a small selection of local shops and two further train stations, Upper Warlingham and Whyteleafe. For a greater selection of shopping facilities Caterham is a short distance away. The M25 can be accessed via Caterham at junction 6 for both Gatwick and Heathrow airports and the motorway network.



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Forming part of a Victorian residence this bright and spacious ground floor apartment offers flexible accommodation of approximately 1145 sq/ft.

The well planned and generous accommodation comprises a hallway, 20'8 living/dining room with full height bay window and feature fireplace, fitted kitchen with a range of integrated appliances, modern bathroom, 17'3 principle bedroom, three further bedrooms, one of which is adjoining and offers a variety of uses.

Outside, the property benefits from a garage and residents parking, and is surrounded by well maintained communal gardens and woodland.

All in all a property that must be viewed.



BANSTEAD OFFICE

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AT A GLANCE...

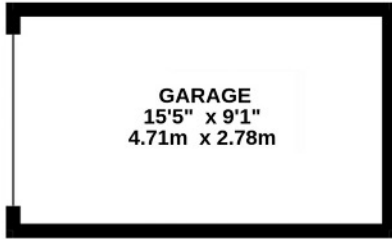
- Entrance Hall
- Living/Dining Room - 20'8" x 16'9" (6.30m x 5.11m)
- Kitchen - 10'8" x 8'1" (3.26m x 2.47m)
- Bedroom 1- 17'3" x 11'3" (5.26m x 3.43m)
- Bedroom 2- 12'5" x 9'10" (3.78m x 3.00m)
- Bedroom 3 - 8'4" x 8'2" (2.55m x 2.49m)
- Bedroom 4/Study - 9'10" x 8'8" (3.00m x 2.64m)
- Family Bathroom

- Garage - 15'5 x 9'1" (4.71m x 2.78m)
- Landscaped Communal Gardens
- No Onward Chain

- Council Tax - Band E



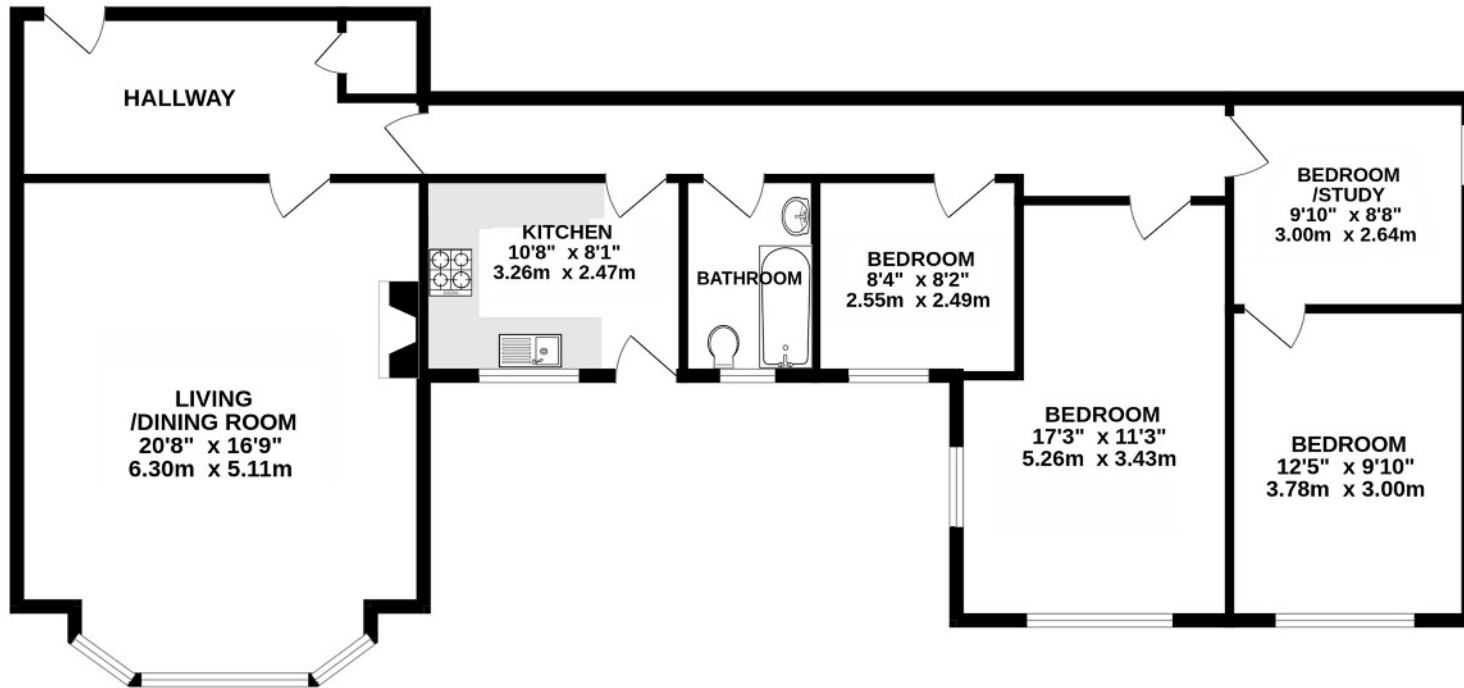




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INTERNAL FLOOR AREA (APPROX.) 1145 sq ft/ 106.4 sq m.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



GROUND FLOOR FLAT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Winkworth

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