

**Hill View, Whyteleafe,  
Surrey, CR3 0HE**



**GUIDE PRICE £350,000-£360,000**

This delightful 2-bedroom house on Hill View Road offers just over 500 sq ft of beautifully presented accommodation spread across two floors. The property features double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year. Inside, you'll find a modern kitchen and bathroom, complemented by tasteful decoration that creates a warm and welcoming atmosphere.

At the rear, there's a small patio garden, perfect for enjoying some outdoor space. The property also benefits from allocated parking and communal spaces for visitors.

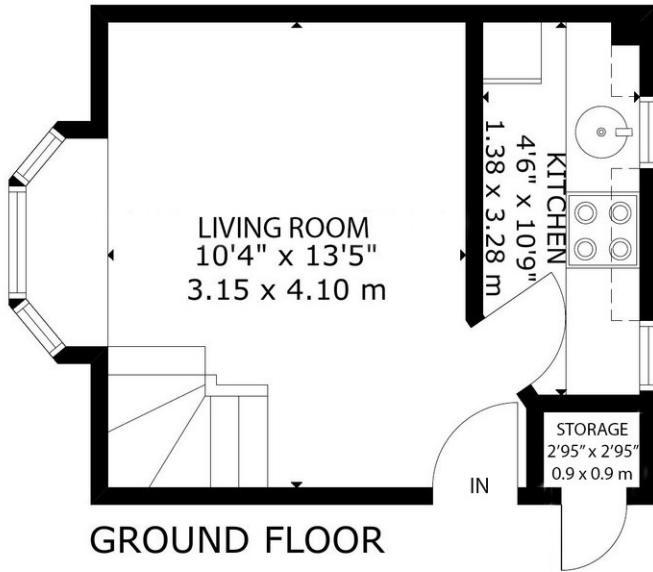
Located in a friendly neighbourhood, the house is just a short walk from Whyteleafe Park, which extends to Riddlesdown Common, offering beautiful green spaces to explore. Both Upper Warlingham and Whyteleafe stations are close by, providing excellent transport links for commuters.

This home is ideal for first-time buyers or those looking to downsize, offering convenience, comfort, and a peaceful setting.

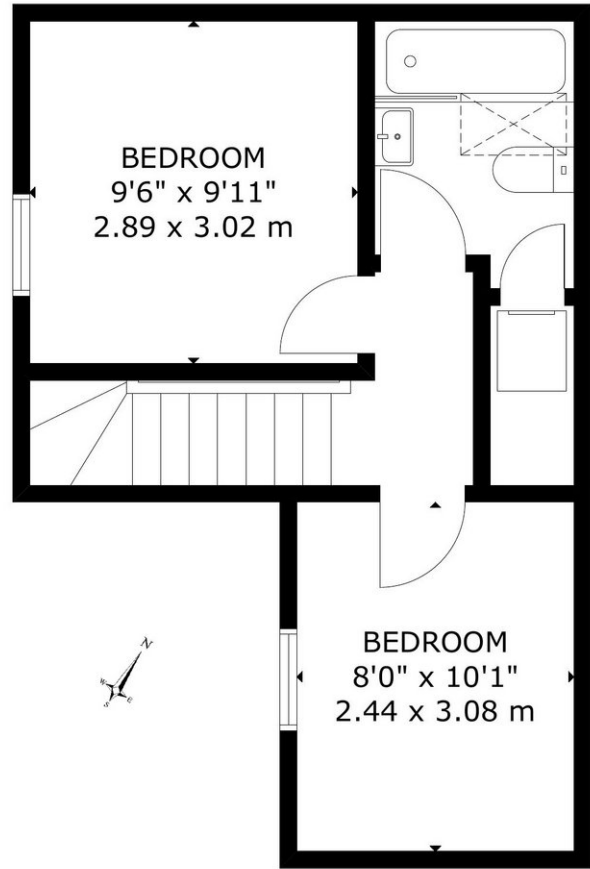
# Floorplan



HILL VIEW CR3  
GROSS INTERNAL AREA  
APPROX TOTAL: 47.sq.m - 507.sq.ft  
storage excluded



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©16112024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email. mark@steelondon.co.uk

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

## Features

- 2 bedrooms arranged over two floors with just over 500 sq ft of living space.
- Modern kitchen and bathroom\*\* with stylish, contemporary finishes.
- Beautifully decorated throughout\*\*, ready for immediate move-in.
- - \*\*Small patio garden\*\* at the rear, ideal for outdoor relaxation.
- - \*\*Allocated parking\*\* plus communal parking

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