



Torwood Lane, Whyteleafe
Surrey, CR3



Beyond your expectations

Detached 5 bed family home with south west facing garden

5 Bedrooms | Cloakroom | Kitchen/Breakfast Room | Utility Room | Sitting Room | Study | Family Room/Dining Room | Bathroom | 2 Ensuites | Double Garage | Garden

Asking Price £999,500 Freehold

Description

A five bedroom detached family home of character and substantial proportions with integral garage. The property sits comfortably in just over a third of an acre and has the advantage of a south west facing gardens. This lovely home has well balanced accommodation extending to 2379 sq ft and enjoys a contemporary, spacious kitchen/ breakfast area with fitted AEG appliances including wine cooler, double oven and 5 ring hob, coffee machine and fridge freezer. The adjacent utility room has a door in to the garden and space for appliances. The elegant living room is light and airy with gas coal effect feature fireplace and doors in to the back garden. There is a family room, cloakroom and study that completes the layout. The first floor accommodation comprises five bedrooms, two en-suites and a family bathroom. The master bedroom benefits from a good selection of built in wooden wardrobes and pretty bay window to the front.

Outside

The property is set back from the road approached via a sweeping driveway providing parking for several cars. There is a covered porch, side access to the rear and double garage that benefits from electrically operated doors, light and power. The landscaped gardens are enclosed by close-boarded fencing and are mainly laid to lawn to just over a third of an acre. There are well stocked borders filled with mature evergreen shrubs and trees.

Location

Situated off a semi rural no through road on the borders of Whyteleafe and Caterham, Greenacres enjoys an enviable, peaceful position overlooking paddocks, in an area designated 'Wooded Hillside' and surrounded by beautiful Greenbelt countryside. Kenley Aerodrome (gliders only) and Kenley Common are both nearby, offering acres of country walks and rural seclusion. The town of Caterham, lies about 2 miles to the south and offers shopping, leisure and transport facilities. There are a selection of schools for boys and girls of all ages in both the state and independent sectors, including the renowned Caterham School.



Hamptons International

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Torwood Lane, Whyteleafe

Approximate Gross Internal Area : 221 sq m / 2379 sq ft
Garage : 30 sq m / 323 sq ft
Total : 251 sq m / 2702 sq ft

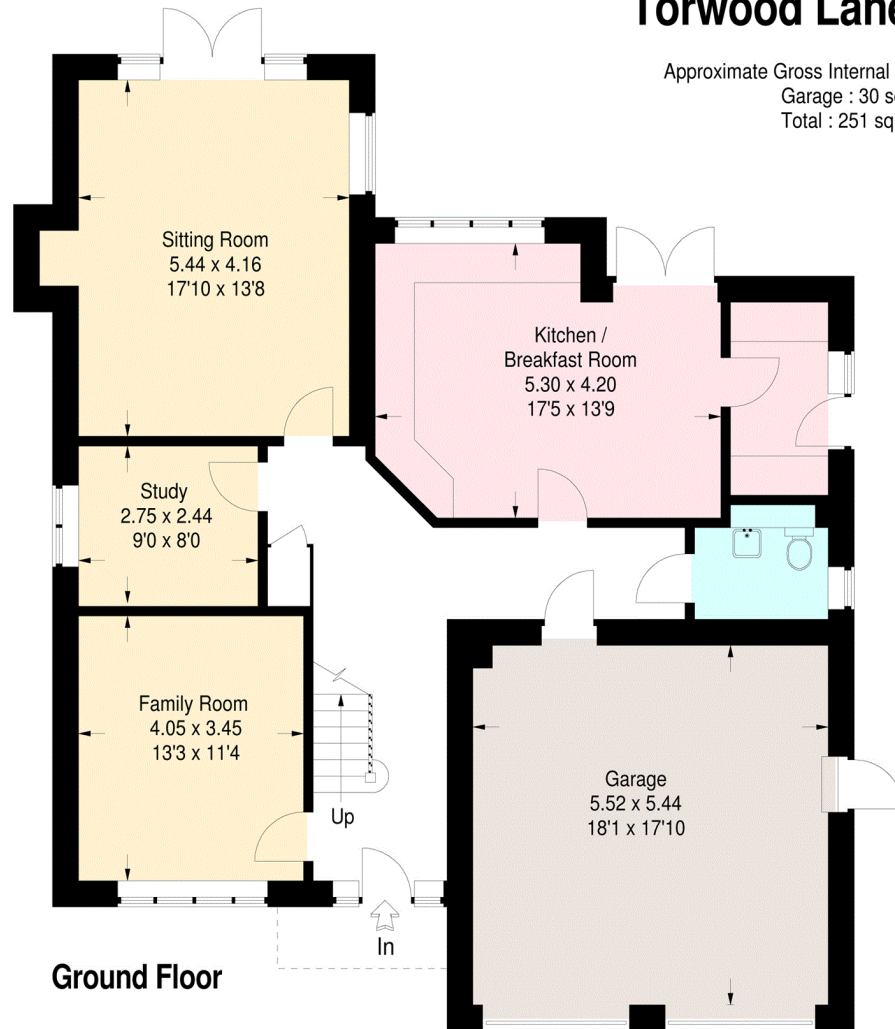


Illustration For Identification Purposes Only. Not To Scale
Job Ref. 166747

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

