



EST 1973
Paul Meakin Price Range £550,000 Beverley Road, Whyteleafe, CR3 0DU
 ESTATE AGENTS

PRICE RANGE £550,000 - 575,000

Nestled on Beverley Road in the charming village of Whyteleafe, this delightful detached bungalow offers a perfect blend of comfort and style. This property has been thoughtfully updated and is presented to the market chain-free, making it an ideal choice for those looking to move in without delay.

Spanning an impressive 1000 square feet, the bungalow features three generously sized bedrooms, providing ample space for family living or guests. The refitted shower room is both stylish and functional, ensuring a modern touch throughout the home. The open-plan living and dining area is bright and spacious, creating a welcoming atmosphere that flows seamlessly into the contemporary kitchen breakfast room. This area boasts a central island and an abundance of storage space, complete with built-in appliances, making it a joy for any home cook.

One of the standout features of this property is the stunning views over the garden, which can be enjoyed from both the living area and the kitchen. The outdoor space is equally impressive, with a decking terrace area that leads down to a secluded garden, perfect for relaxation or entertaining. The garden offers wonderful views over the Kenley Valley and the chalk quarry, providing a picturesque backdrop to your daily life.

Additional benefits include off-street parking and a workshop garage, catering to all your storage and hobby needs. This bungalow is a true gem, offering a peaceful retreat in a desirable location. Don't miss the opportunity to make this beautiful property your new home.

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Approximate total area⁽¹⁾
 1115 ft²
 103.7 m²

(1) Excluding balconies and terraces

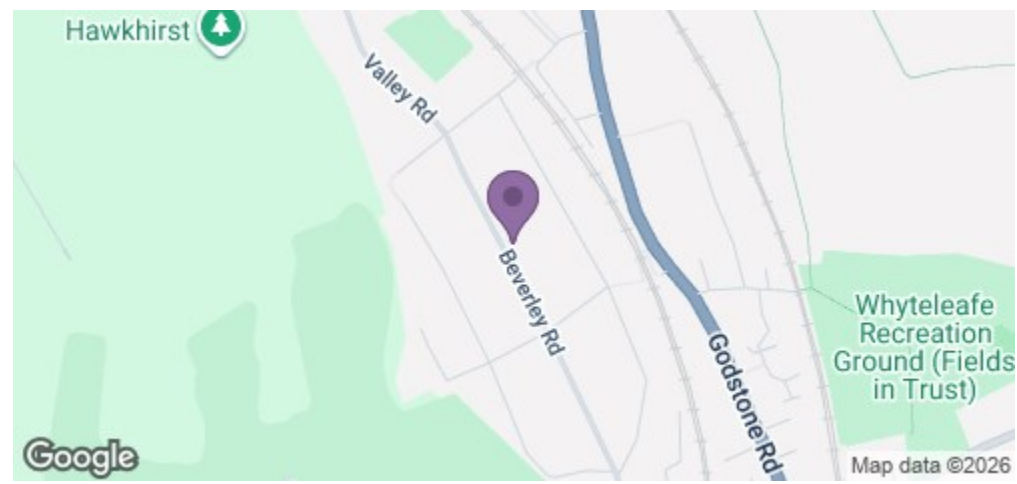
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Room Details:

- Kitchen:** 12'2" x 13'8" (3.72 x 4.19 m)
- Dining/ Living Area:** 24'8" x 13'9" (7.53 x 4.21 m)
- Bedroom Three:** 7'10" x 13'1" (2.39 x 4.01 m)
- Bedroom Two:** 10'0" x 11'8" (3.06 x 3.57 m)
- Bedroom One:** 13'5" x 9'8" (4.10 x 2.95 m)
- Bathroom:** 4'9" x 9'9" (1.45 x 2.98 m)
- Garage:** 16'6" x 7'7" (5.03 x 2.32 m)
- Entrance Hall:** 13'5" x 3'4" (4.11 x 1.03 m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Chain Free
- Three bedrooms
- Refitted shower room
- Refitted kitchen breakfastroom with centre island
- Large open plan living
- Potential for loft conversion STPP
- Great location
- Off street parking
- Workshop / Garage
- PRICE RANGE £550,000-£575,000

Entrance Hall
13'5" x 3'4" (4.11 x 1.03)

Kitchen
12'2" x 13'8" (3.72 x 4.19)

Open Plan Living/ Dining Area
24'8" x 13'9" (7.53 x 4.21)

Bedroom One
13'5" x 9'8" (4.10 x 2.95)

Bedroom Two
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Garden

