



40B Beverley Road
Whyteleafe, CR3 0DX

Guide Price £500,000

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This beautifully designed three bedroom semi detached home, built in 2021, offers a perfect blend of modern style, quality finishes and thoughtful detail throughout.

Step inside and you are welcomed by a bright hallway with a downstairs WC and elegant wood effect porcelain flooring that flows through to a stunning fitted kitchen. Complete with Bosch appliances, quartz worktops and a breakfast bar, it is a great space for both everyday living and entertaining. The kitchen opens into a spacious living and dining area where wide bifold doors lead directly onto the garden, bringing the outdoors in and filling the space with natural light.

Upstairs there are three well proportioned bedrooms including a principal suite with an ensuite shower room along with a sleek family bathroom finished with Hansgrohe fittings.

Outside, steps lead up to the entrance with off road parking to the front, while the south westerly garden offers a generous patio and raised AstroTurf which is perfect for summer evenings with little maintenance.

The location is equally appealing, with schools and nurseries nearby and easy access to London via Whyteleafe and Upper Warlingham stations, providing Southern and Thameslink services to London Bridge and Victoria.

Finished to a high standard throughout, the home also benefits from app controlled heating, 4K wiring for internet, phone and TV points in every room, plus solar panels to help reduce energy costs. Still covered under its ten year Premier Guarantee, it offers peace of mind alongside effortless modern living.



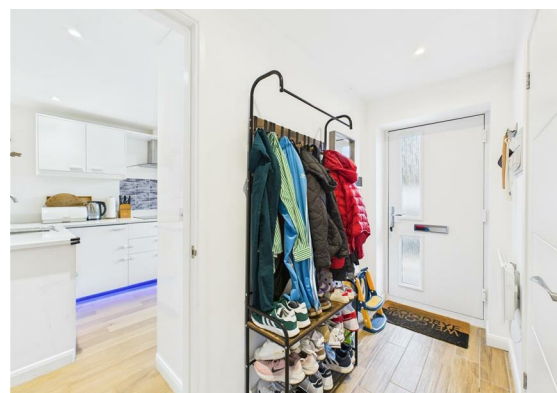


Entrance Hall
9'4" x 4'2" (2.87m x 1.29m)

W/C
5'7" x 2'7" (1.72m x 0.79m)

Living Area/Kitchen
28'4" x 10'0" (8.64m x 3.06m)

Landing
9'7" x 3'7" (2.93m x 1.10m)



Bedroom
12'3" x 10'5" (3.75m x 3.19m)

Ensuite
2'7" x 7'4" (0.8m x 2.25m)

Bedroom
10'0" x 10'5" (3.06m x 3.18m)

Bedroom
8'9" x 6'4" (2.68m x 1.94m)

Bathroom
6'6" x 5'6" (1.99m x 1.69m)



Floor Plan



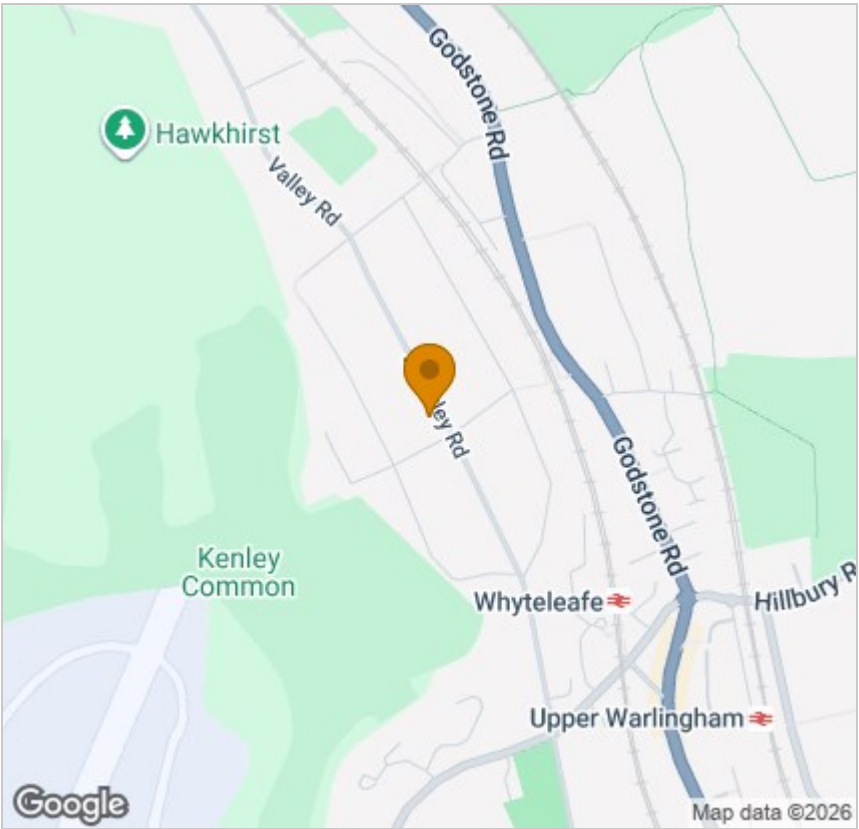
Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

