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MARRIOTT VERNON

ESTATE AGENTS

7 Bournefield Road, Whyteleafe, CR3 0BN

Guide price £270,000



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# 7 Bournefield Road

## Whyteleafe, CR3 0BN

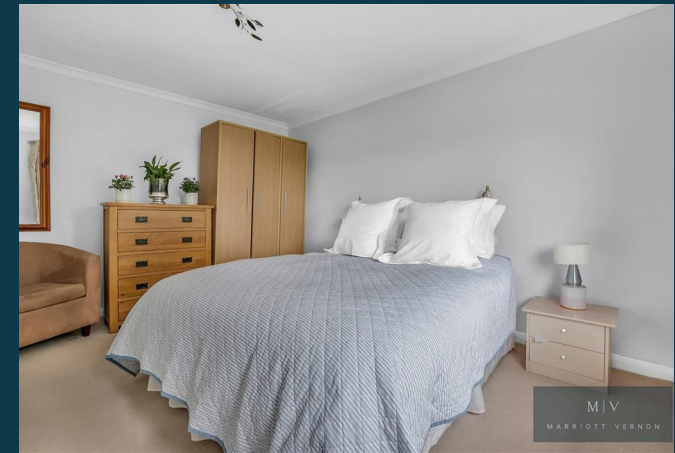
\*\*\*Guide Price £270,000-£280,000\*\*\*

Marriott Vernon present to the market this beautifully presented two bedroom first floor maisonette with private entrance and garden along with residents on road parking, superbly situated on a private road close to excellent transport links and amenities. The property has been well maintained and appointed by the current owner, offering light and spacious accommodation, finished to a high standard with modern interiors and neutral decor throughout. Ideal for homeowner or investor alike in this fantastic position just moments from Upper Warlingham and Whyteleafe stations, the property further benefits from gas central heating, double glazing, quality floor coverings and inbuilt storage.

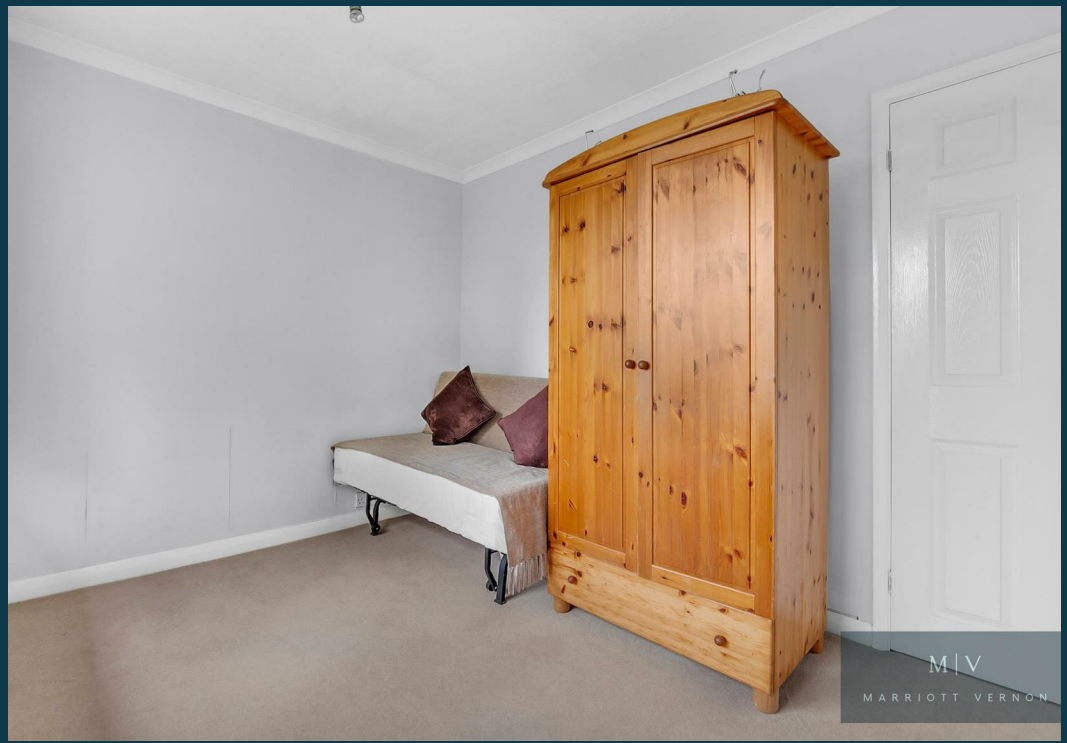
Accommodation comprises private entrance with stairs rising to the first floor landing, leading into the reception room with feature fireplace and space for relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, plus a stylish family bathroom with white three piece suite.

The property is very conveniently located close to Whyteleafe and Upper Warlingham stations providing useful connections into nearby Croydon town centre and East Croydon station, as well as to Central London. Numerous regular bus routes also provide links to the surrounding area. Whyteleafe offers an array of local shops, restaurants and amenities, with Purley and Caterham just a short distance away for a wider variety. The area is also well served by excellent local schools including Whyteleafe Primary, and beautiful open spaces. Access to the M25 is also close-by via the A22.

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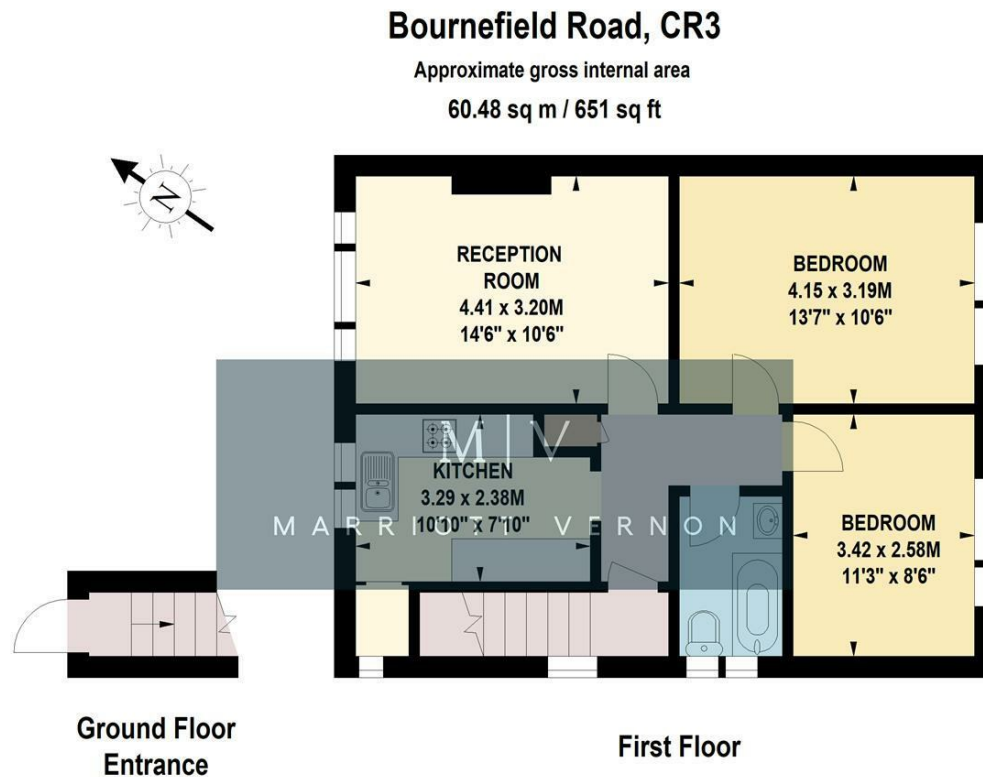


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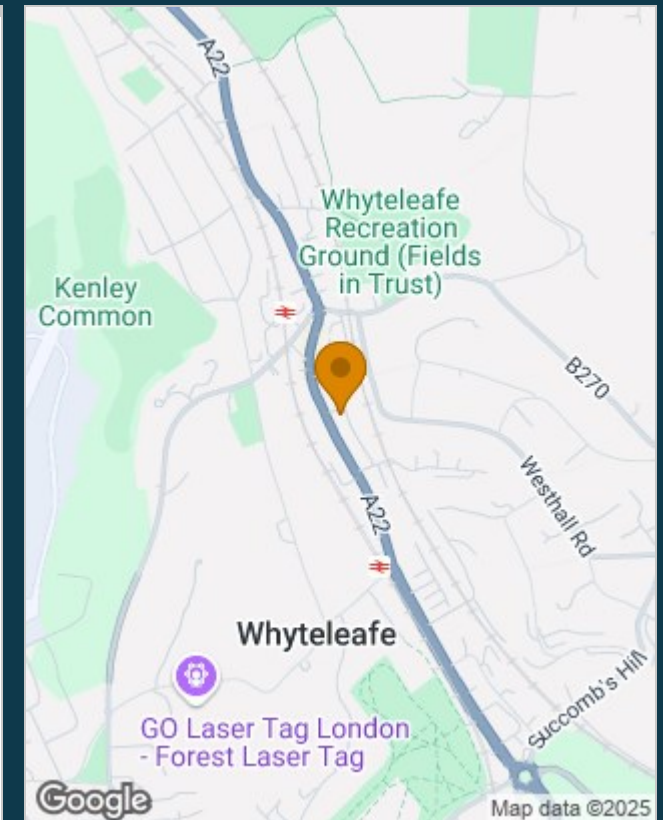
## Floor Plans

## Location Map



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have prepared in confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

**England & Wales**

EU Directive 2002/91/EC

## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.