



**Price**  
**£500,000**

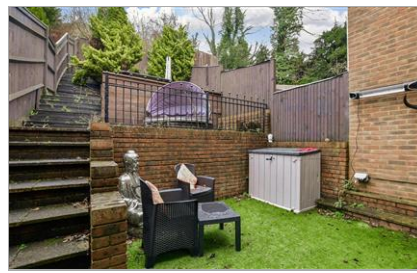
**Freehold**

3x  2x  1x 

**Court Bushes Road,  
Whyteleafe, Surrey, CR3**

**cubitt&west**  
Helping you move forwards





## Main features

- Well presented terraced town house with integral garage
- Spacious accommodation that is ideal for entertaining
- Low maintenance rear garden and plenty of parking for visitors
- Close to schools and transport links to London
- Great location for walks to Manor Park

## Accommodation

### GROUND FLOOR

Integral Garage: 36'0 x 8'7 (10.98m x 2.62m)  
Utility Room: 8'2 x 6'6 (2.49m x 1.98m)  
Cloakroom

### FIRST FLOOR

Lounge: 18'2 x 15'9 (5.54m x 4.80m)  
Kitchen/Diner: 15'9 x 12'0 (4.80m x 3.66m)  
Cloakroom

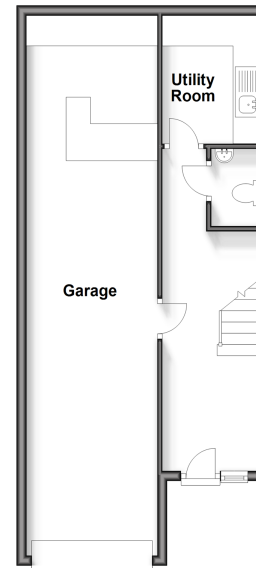
### SECOND FLOOR

Bedroom 1: 16'1 x 10'7 (4.91m x 3.23m)  
En-suite  
Bedroom 2: 10'6 x 8'7 (3.20m x 2.62m)  
Bedroom 3: 13'1 x 7'1 (3.99m x 2.16m)  
Bathroom: 7'7 x 5'5 (2.31m x 1.65m)

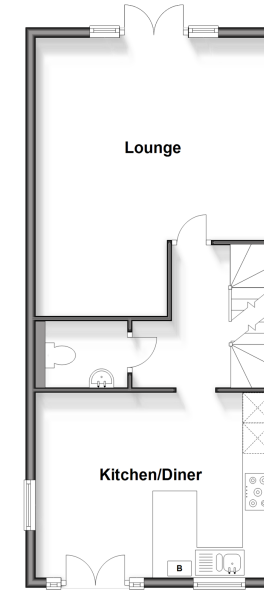
### OUTSIDE

Off road parking  
Rear Garden

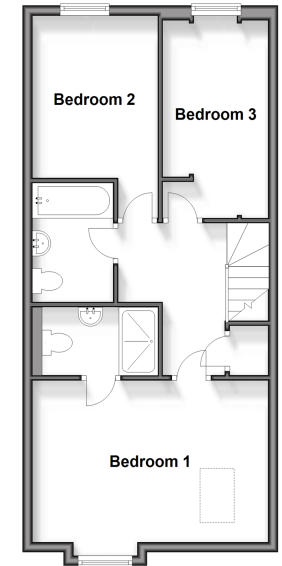
**Ground Floor**  
Approx. 48.2 sq. metres (519.2 sq. feet)



**First Floor**  
Approx. 51.9 sq. metres (558.1 sq. feet)



**Second Floor**  
Approx. 50.9 sq. metres (548.0 sq. feet)



**Call Caterham - 01883 331000 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



24407719/20240311/BG/BG