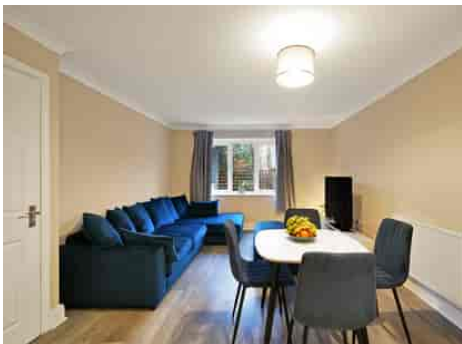


# Truuli



## **Burgess House, St Lukes Road, Whyteleafe, Surrey, CR3 0ES**

£280,000 Leasehold

- Newly installed double glazed windows
- Next to Whyteleafe station
- Residents parking available
- Good local parks close to the property
- Large internal storage cupboard
- Two bathrooms one is an en-suite

# Burgess House, St Lukes Road, Whyteleafe, Surrey, CR3 0ES

£280,000 Leasehold

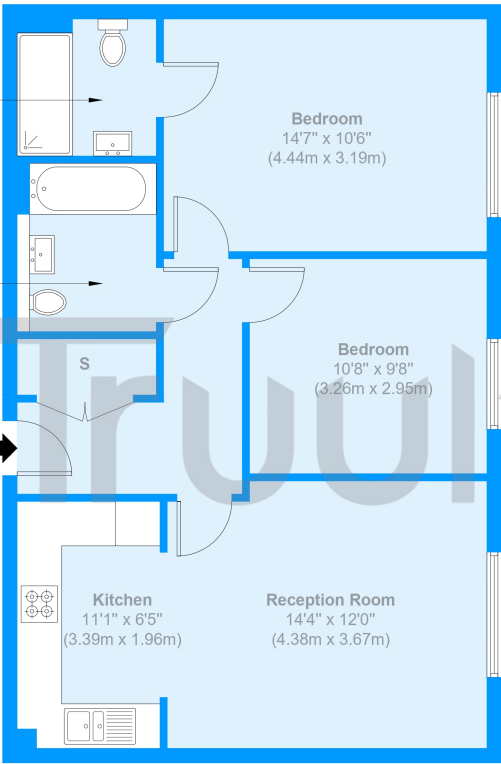
\*\*\*A hidden gem in Whyteleafe – The perfect blend of convenience and comfort\*\*\*

A well-connected and peaceful home in Whyteleafe, just 30 minutes from central London with two train stations, bus routes, and easy access to the M25.

Nearby villages like Caterham and Warlingham offer great dining and shopping options. Recent upgrades include double-glazed windows for warmth and noise reduction.

The area boasts beautiful walking trails and green spaces for relaxation. The small, friendly building of eight flats has a strong sense of community with a perfect mix of convenience and tranquillity, making it an ideal place to call home.

St. Lukes Road



Ground Floor  
Approximate Floor Area  
695 sq. ft  
(64.6 sq. m)

Approximate Gross Internal Area = 64.6 sq m / 695 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	50	59
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

used for illustrative purposes only. The plan has been prepared in accordance with the relevant standards and should not be relied on. Maximum lengths and widths are represented on the floor plan. If you wish to view the property, please arrange your own inspection of the property.

