



Cayton Road | | Coulsdon | CR5 1LT

Guide Price £435,000

**BOND & SHERWILL**  
EST. 1908



# Cayton Road |

## Coulsdon | CR5 1LT

### Guide Price £435,000

Guide-Price: £435,000 - £470,000

Located on a popular road within good proximity to the centre of Netherne-on-the-Hill this good-size three-bedroom, terraced property comes to the market with its own front and rear gardens.

The interior benefits from high ceilings and comprises of three floors. The ground-floor features entrance hall, kitchen, utility room, W.C and lounge. The first-floor includes two good-size bedrooms, bathroom and en-suite while the second-floor has another bedroom with eaves storage.

A natural haven for wildlife, Netherne-on-the-Hill is surrounded by 184 acres of countryside and woodland with footpaths through the hills. Community facilities include a gym for residents with changing facilities, swimming pool & sauna, cricket green, tennis courts, village hall, village shop and pavilion. The M25/M23 Interchange at Hooley is a short drive away while Coulsdon South can be used to access London Bridge and London Victoria.

Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham and Woodcote Primary School.

We have been informed of the following by the vendor:

Service Charges for Quarter 01/10/2024 - 31/12/2024: £458.33

Service Charge Review Period: annually

Estate Charge for Quarter 01/01/2025 - 31/03/2025: £308.62

Estate Charge Review period: annually



### Lounge/Diner

The lounge/diner includes radiator, marble-effect hearth & surround, double-glazed sash window, glass-panel double doors leading to rear garden and two ceiling roses.

### Hallway

The hallway includes radiator, cupboard, stairs ascending to first-floor, two ceiling roses, smoke alarm and coved ceiling.

### Kitchen

The kitchen includes wall & base level units with work surface area, tiled floor, partially-tiled walls, one & a half bowl sink, wall-mounted Worcester boiler, radiator, four-ring gas hob with concealed extractor hood, AEG oven, AEG dishwasher, free-standing fridge-freezer, double-glazed sash window, smoke alarm, down-lights and coved ceiling.



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### Utility Room

The utility room includes space for washing machine, space for tumble dryer, partially-tiled walls, tiled floor, wall & base level units with work surface area, coved ceiling and extractor fan.

### First-Floor Landing

The first-floor landing includes cupboard housing hot water cylinder, radiator, coved ceiling, smoke alarm and stairs ascending to second-floor.

### Master Bedroom

The master bedroom includes fitted wardrobe, double-glazed sash window, radiator, coved ceiling and down-lights.

### Master Bedroom En-Suite

The en-suite includes tiled floor, partially-tiled walls, low-level W.C, double-glazed sash window, pedestal wash-hand basin, radiator, shower enclosure with wall-controls, extractor fan, coved ceiling and down-lights.

### Bedroom Two

Bedroom two includes fitted wardrobe, radiator, double-glazed sash window and coved ceiling.

### Bathroom

The bathroom includes partially-tiled walls, tiled floor, panel-enclosed bath with shower hose attachment, radiator, low-level W.C, pedestal wash-hand basin, double-glazed frosted-effect sash window, extractor fan, down-lights and coved ceiling.

### Second-Floor Landing

The second-floor landing includes eaves storage, smoke alarm and coved ceiling.

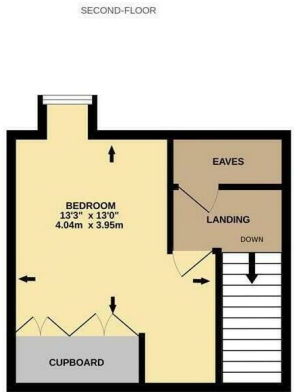
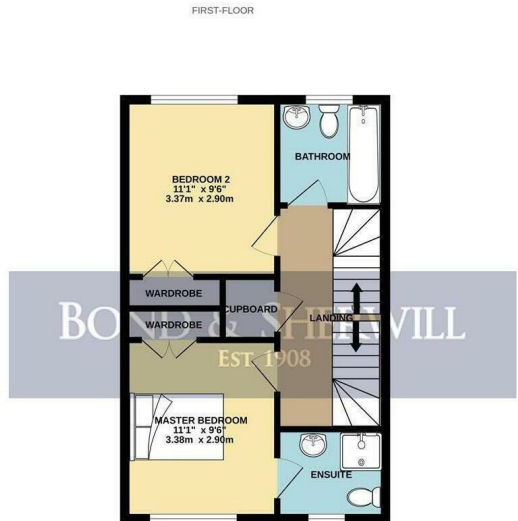
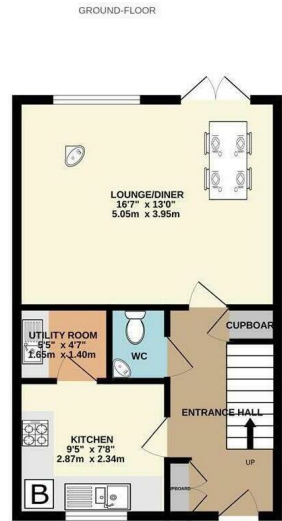
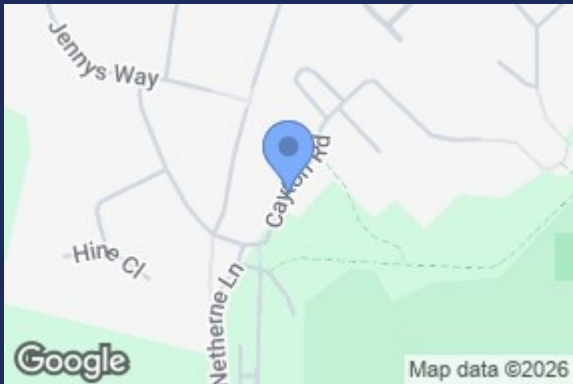
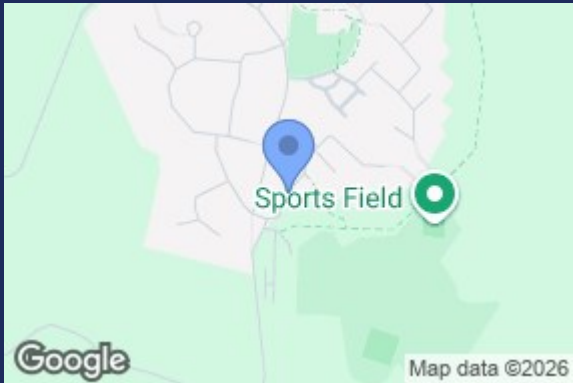
### Bedroom Three

Bedroom three includes cupboard, double-glazed window and radiator.

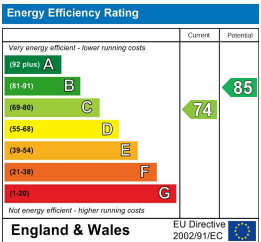
### Rear Garden

The rear garden includes a patio area with rear access.

### Front Garden



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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