

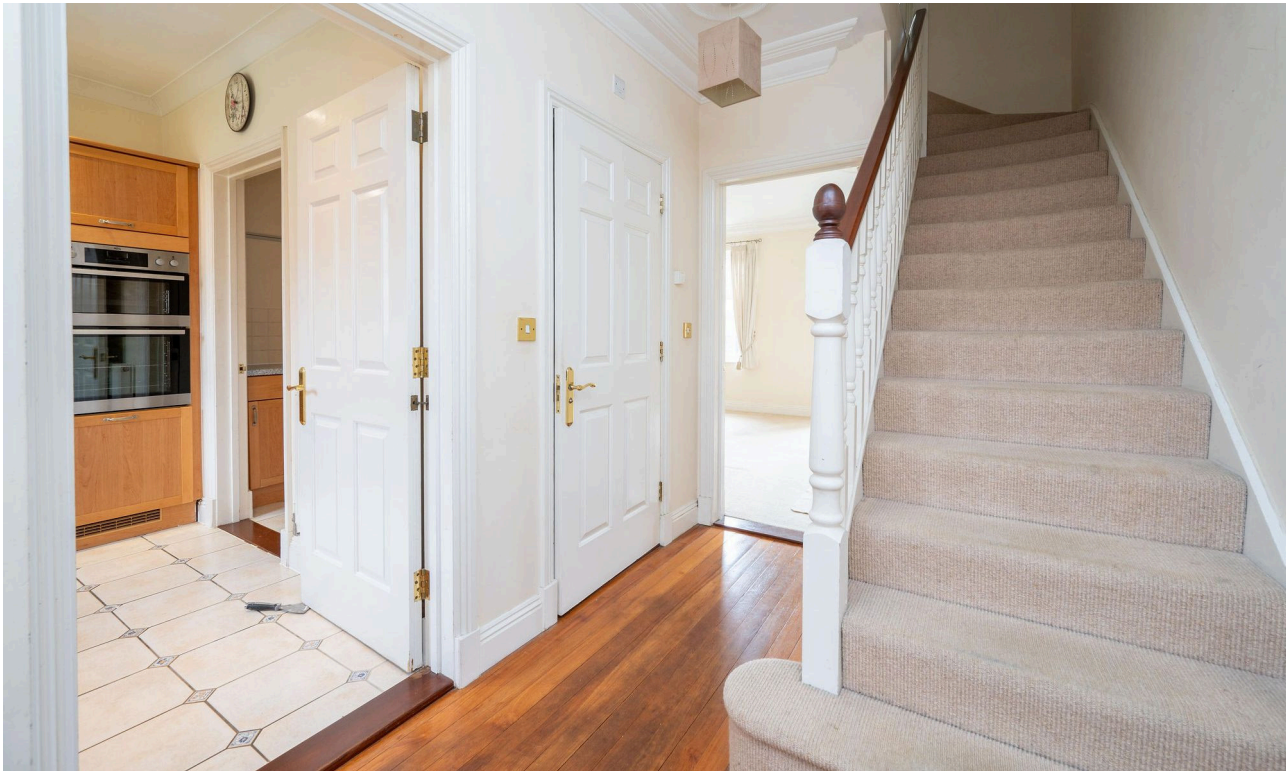


CAYTON ROAD, NETHERNE-ON-THE-HILL, COULSDON

HOUND & PORTER

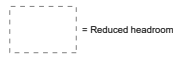
FIND A HOUSE. MAKE IT HOME

CAYTON ROAD, NETHERNE-ON-THE-HILL, COULSDON, SURREY



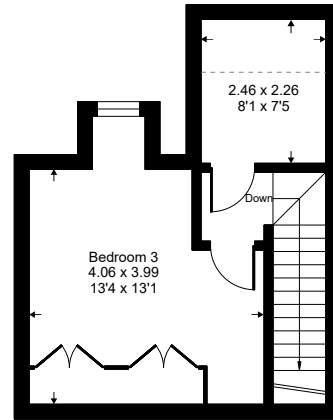
- Wonderful village setting
- Three great sized double bedrooms
- 185 acres of beautiful grounds
- Open plan sitting/dining room
- Large fitted family bathroom and ensuite
- Fitted kitchen/breakfast room
- Enclosed south facing garden
- Swimming pool and gym

# CAYTON ROAD, NETHERNE-ON-THE-HILL, COULSDON, SURREY

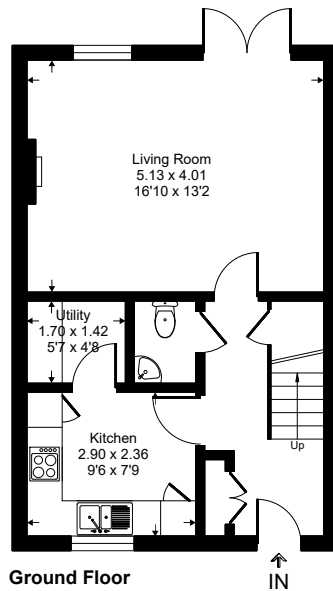


## Cayton Road, CR5

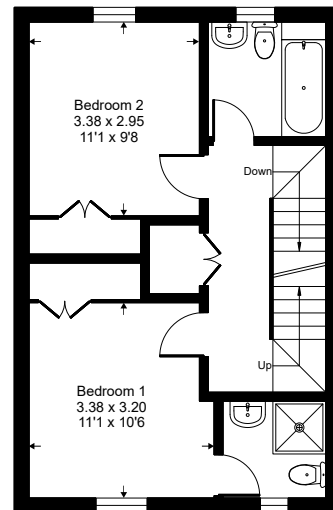
Approximate Gross Internal Area = 110 sq m / 1182 sq ft  
(excludes restricted head height)



Second Floor



Ground Floor



First Floor

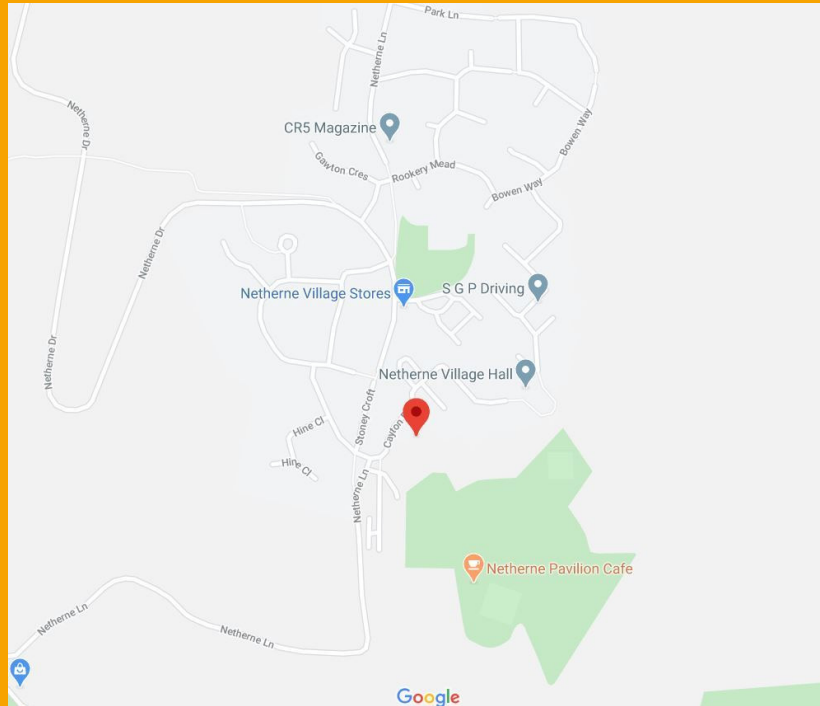
This lovely three bedroom home, arranged over three floors, is situated in the heart of the envious village setting of Netherne-on-the-Hill. As soon as you open the front door, you will notice just how light and airy this home is. With the well thought out kitchen, to include fitted appliances, it offers an enjoyable space to put your cooking skills to the test and a very handy utility room hides away your white goods. The spacious lounge/diner, with French doors straight out to the sunny south facing garden which pans the whole width of the back of the home. Cool on the summer days yet cosy on a winter's night.

Head on upstairs and on the first floor you will find two fantastic double sized bedrooms, ensuite shower to the master bedroom (currently not in working order) and a separate family bathroom. Up again to yet another excellent double bedroom with plenty of eaves storage space, currently used as a guest suite, tucked away at the top of this fabulous home. An enclosed South facing garden and parking for two cars complete this fantastic, modern property, offered with vacant possession.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## CAYTON ROAD, NETHERNE-ON-THE-HILL,



### LOCATION

This lovely home is set within approximately 185 acres of green belt offering plenty of space for the kids to play in and numerous dog walks. Just around the corner from our home is the village hall, which accommodates all sorts of indoor sports and numerous other activities. The village shop is just opposite the central green with the Gym and swimming pool sitting central. This home is within easy reach of both the M25 and M23 as well as many mainline stations. So if you are after a smart family home, within greenbelt, offering excellent links to the city, this could be your dream home.

### ADDITIONAL INFORMATION

COUNCIL TAX BAND E £2743

#### DISTANCE TO STATION FROM PROPERTY BY ROAD

- 3.2 miles to Coulsdon South Station
- 3.5 miles to Coulsdon Town Station



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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