



**Flat 2, Leyfield Villa Cayton Road**  
Coulston, CR5 1PU

**£399,999**

1-6 Leyfield Villas

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## Flat 2, Leyfield Villa Cayton

London, CR5 1PU

Nestled in the tranquil and picturesque surroundings of Netherne on the Hill, this beautifully presented garden flat has been thoughtfully reimagined from a two-bedroom layout to offer three generously sized bedrooms and two bathrooms. Occupying a desirable ground-floor corner position, the apartment is flooded with natural light, creating a bright and airy ambiance throughout. It also comes with a share of freehold.

The heart of the home is the spacious open-plan kitchen and living area, perfect for modern living and entertaining. From here, an inner hallway with high ceilings leads seamlessly to the three well-proportioned bedrooms, including the principal bedroom with its ensuite, and a separate family bathroom.

Step outside to discover the enchanting garden area, which offers a serene retreat and direct access to the expansive communal grounds. Whether you're enjoying summer evenings watching cricket or taking a leisurely walk, this peaceful outdoor space is perfect for relaxing and connecting with nature.

Residents of this exclusive development benefit from an array of amenities, including a café, ideal for meeting friends and neighbors. Additionally, the property includes membership to a fully equipped gym managed by Nuffield Health, featuring a swimming pool and well-maintained changing facilities.

With its charming garden access, spacious living areas, and an array of onsite amenities, this unique home offers a lifestyle of comfort, convenience, and community.







Entrance hallway communal

Entrance

Kitchen/living room

Inner hallway

Bedroom

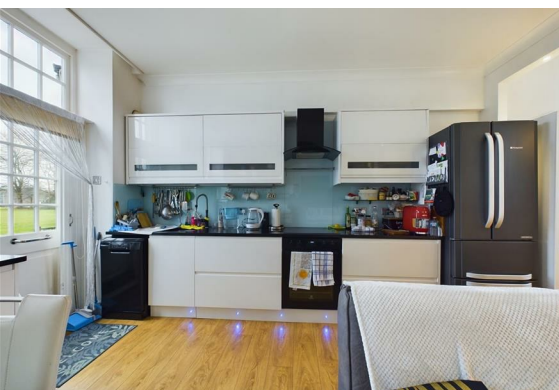
Bedroom

Bathroom

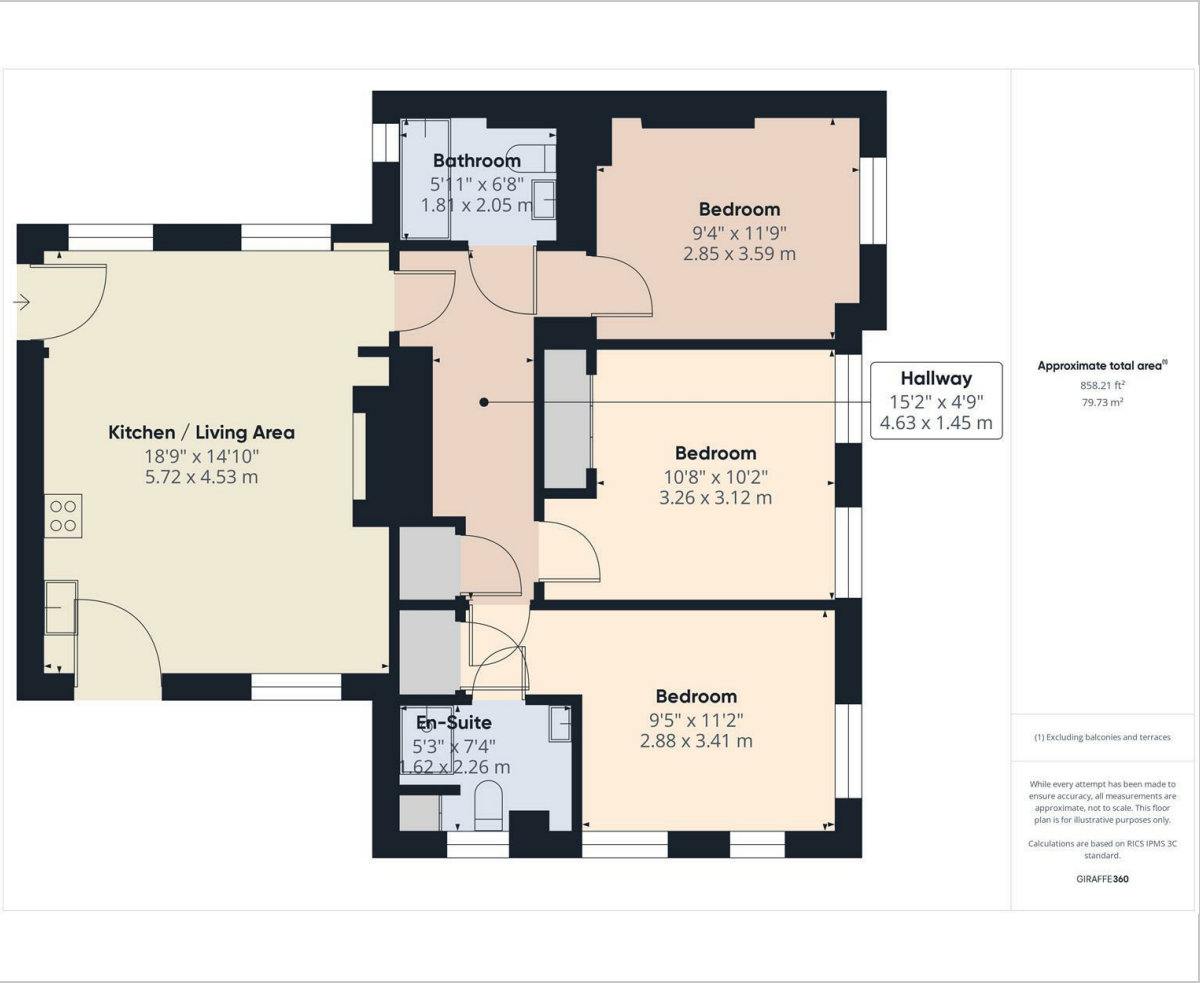
Bedroom

En suite

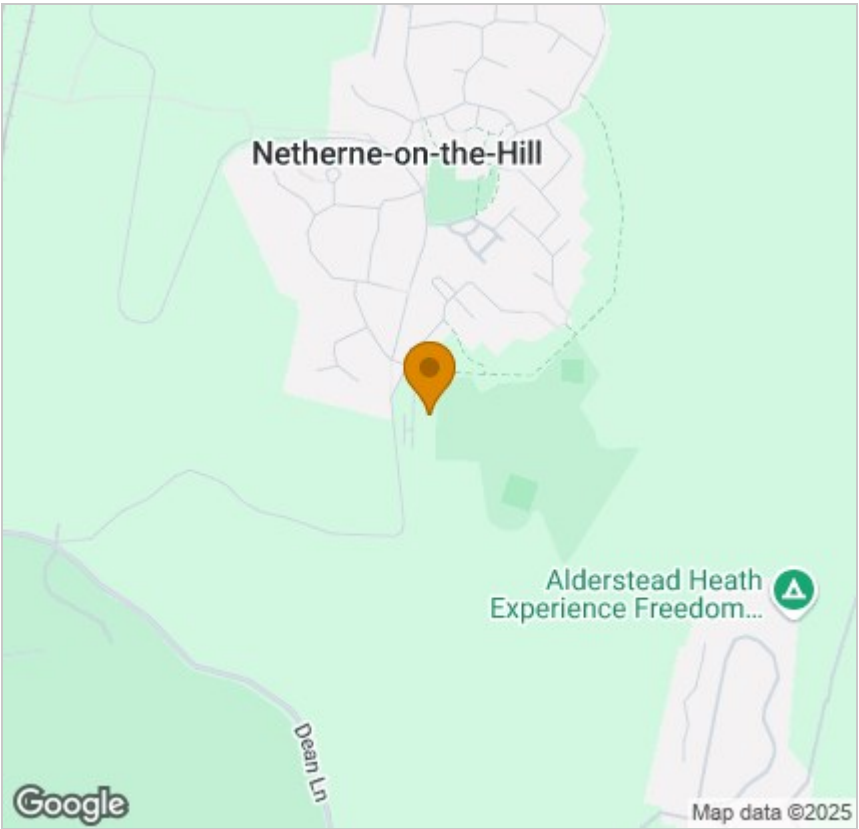
Parking space



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

