

Cuthbert Gardens, London, SE25 6SS



## House - Terraced

- Contemporary Freehold Terraced House
- Two Bedrooms. Private Allocated Parking Space
- Superb Refitted Kitchen With Oven & Hob
- Double Glazing & Gas Central Heating With Radiators
- Immaculate & Tasteful Neutral Décor With New Carpets
- The Sought After Grangewood Park Position
- Cul-De-Sac Position
- Impressive Refitted Designer Style Bathroom
- Wardrobes To Both Bedrooms
- No Onward Chain & We Hold Keys

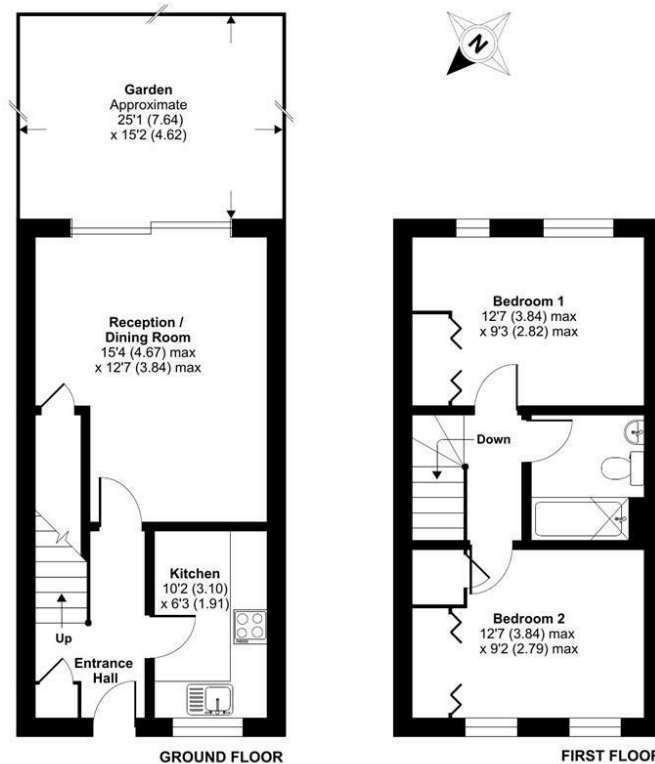
# Cuthbert Gardens, London, SE25 6SS

Presenting an exceptional two-bedroom contemporary family house nestled in a tranquil cul-de-sac within the highly sought-after Grangewood Park area. This immaculate property has been owned by the current vendor since new and exudes a "show home" feel that truly must be seen internally to be fully appreciated, showcasing meticulous attention to detail and serving as a testament to the pride of its present owners. The ground floor boasts a captivatingly refitted kitchen complete with a modern oven and hob, setting the stage for culinary excellence. The generously sized living room at the rear features a full width sliding double glazed door that opens onto the low maintenance garden, providing a perfect blend of indoor and outdoor living spaces. Ascending to the first floor, two spacious bedrooms each adorned with ample wardrobe space await, complemented by an outstanding refitted designer-style bathroom, exemplifying sophistication and contemporary elegance. The property includes the convenience of its own private parking space. There is also no onward chain meaning immediate possession is available. Transportation is readily accessible through Norwood Junction BR/Overground Station, Thornton Heath, and Selhurst Stations, all conveniently situated within the local vicinity, offering seamless connectivity to London. Additionally, local bus routes enhance accessibility. Being part of an exclusive private development, an annual service charge of £421.56 is in place, covering the maintenance of communal garden areas. Outdoor enthusiasts will appreciate the proximity to Grangewood Park and the Whitehorse Lane Meadow, providing recreational options. At the end of the cul-de-sac, a convenient cut-through to Whitehorse Lane adds to the accessibility. Further amenities await at the Crystal Palace triangle, offering an eclectic mix of shops and cafes for an enriching lifestyle experience.

Tenure: Freehold | EPC Rating: C | Council band D: £2,239.56

## Cuthbert Gardens, London, SE25

Approximate Area = 662 sq ft / 61.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Home Castle. REF: 1068742

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.