

Cuthbert Gardens, London, SE25 6SS



House - Terraced

- Contemporary Two Bedroom Freehold House
- Placed In An Exclusive Cul-De-Sac
- Impressive Refitted Bathroom
- Spectacular Ambient Lighting
- Attractive Rear Garden
- Situated In The Sought After Grangewood Park Area
- Refitted Modern Kitchen
- Underfloor Heating To The Ground Floor
- Own Private Parking Space
- Double Glazing & Gas Central Heating With Radiators

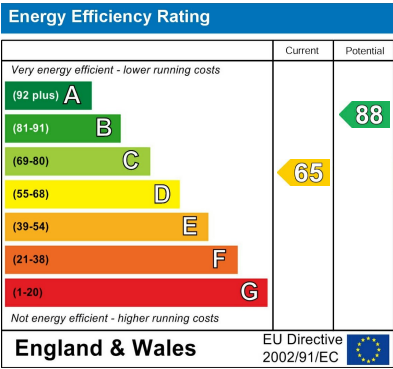
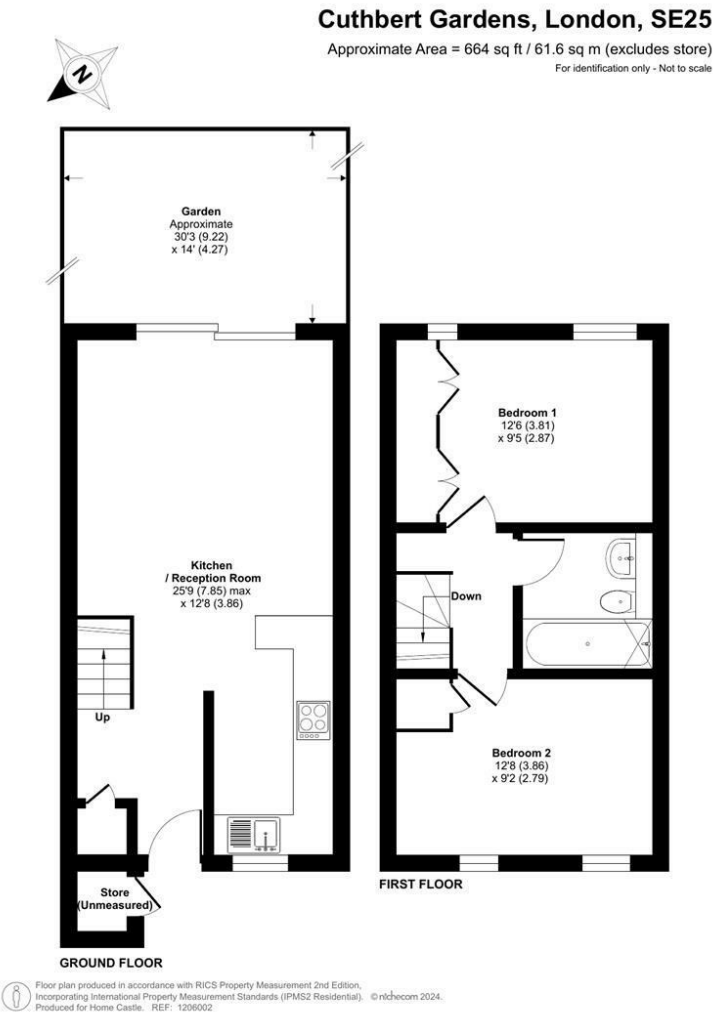
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GUIDE PRICE £435,000 - £445,000

Nestled in an exclusive cul-de-sac, this contemporary two-bedroom family home offers a blend of modern living and prime location appeal. Upon entering, you'll be greeted by a welcoming living room enhanced with stunning ambient ceiling lighting that creates a one-of-a-kind atmosphere, with patio door opening onto a private rear garden complete with a patio and lawn area. The ground floor is fitted with underfloor heating, providing comfort throughout, and the open-plan layout seamlessly flows into a refitted modern kitchen—perfect for daily life and entertaining. Upstairs, the first floor boasts an elegant, refitted bathroom and two well-sized bedrooms. Bedroom one offers ample storage with a full range of wardrobes, while bedroom two includes a convenient cupboard. Additional features include double glazing, gas central heating, and a private parking space for convenience. With easy access to transport links, including Norwood Junction BR/Overground, Thornton Heath, and Selhurst BR stations, connectivity is excellent. Local amenities include the nearby Grangewood Park and Whitehorse Meadow, with a cut-through at the end of the cul-de-sac leading to Whitehorse Lane. Further options for dining, shopping, and leisure await at the vibrant Crystal Palace Triangle. A viewing of this property is highly recommended to appreciate its unique features fully.

Tenure : Freehold

EPC D - Service Charge - As part of an exclusive private development, there is an annual service charge of approximately £460.70, covering the maintenance of the communal garden areas
Croydon council tax band D



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.