



7 Nethern Court Road, Woldingham

Guide Price £325,000

FINE & COUNTRY







## 7 Nethern Court Road

Woldingham, CR3 7EE

An extremely well presented 2 double bedroom, first floor, purpose built maisonette, situated within the heart of the highly sought after Woldingham Village, being within easy walking distance of local shops and railway station.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Central Village Location
- First Floor Maisonette
- Modern Fitted Kitchen/Breakfast Room
- Double Aspect Lounge
- Private Garden
- Two Double Bedrooms
- Fitted Wardrobes to Main Bedroom
- Double Aspect Second Bedroom/Office
- Useful Outbuildings







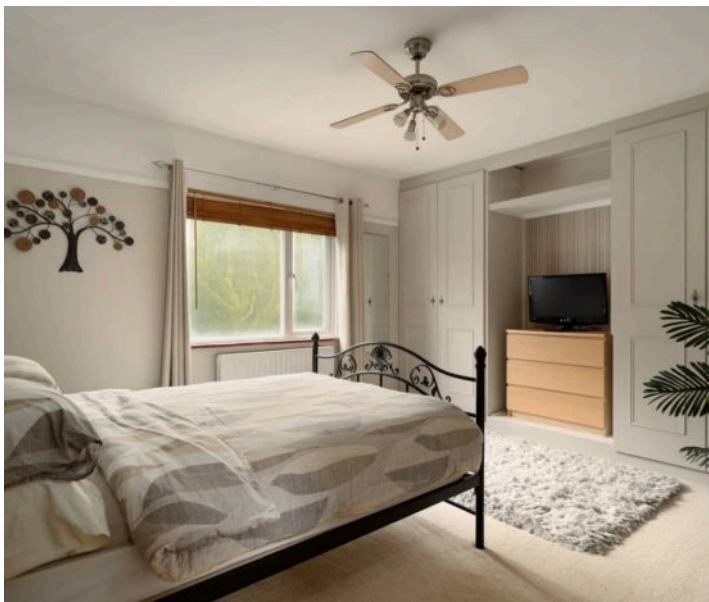
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Nestled in the heart of a charming village, this splendid first-floor maisonette presents an exceptional opportunity for those seeking a modern and convenient living space. Situated centrally, this property offers easy access to local amenities, transport links, and the vibrant community offerings of the area.

Upon entering, you are welcomed into a bright and airy living space through the entrance hall. The modern fitted kitchen/breakfast room is a standout feature of the property, boasting contemporary design and providing the perfect setting for culinary exploration and dining experiences. The double aspect lounge floods the room with natural light, creating a warm and inviting ambience for relaxation and entertainment.

This immaculate residence comprises two generously sized double bedrooms, ideal for individuals, couples, or small families. The main bedroom is complemented by fitted wardrobes, offering ample storage solutions and a seamless aesthetic. The second bedroom, with its double aspect orientation, provides flexibility and can serve as a tranquil retreat or a functional home office space, catering to various lifestyle needs.







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Woldingham, Caterham

Complementing the indoor living spaces, the property features useful outbuildings that offer additional storage options and potential for various purposes, enhancing the practicality and versatility of the home.

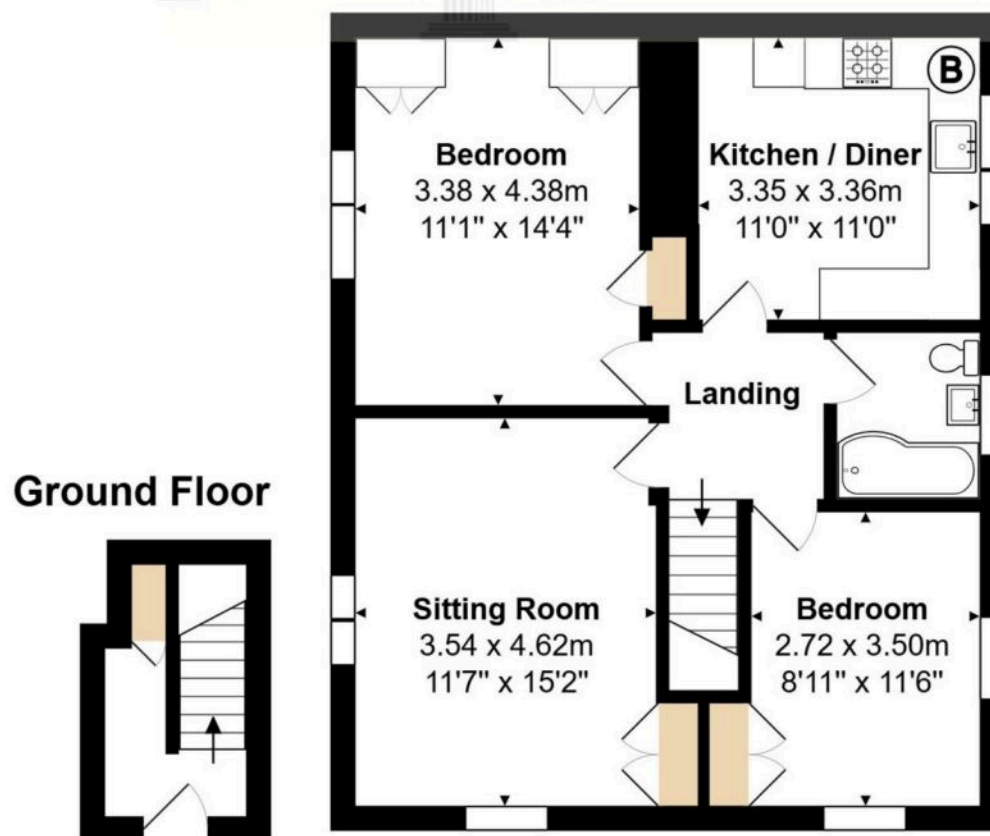
The property also benefits from a private garden, providing a serene outdoor escape where residents can unwind, entertain, or cultivate greenery to create their oasis in the midst of the bustling village life.

Furthermore, the property exudes a contemporary charm with its sleek finishes, thoughtful layout, and overall well-maintained condition. With its desirable location, modern amenities, and versatile living spaces, this maisonette presents a unique opportunity to embrace a convenient and comfortable lifestyle in a sought-after village setting.

In conclusion, this property represents a refined blend of modern living, practicality, and convenience, making it an ideal choice for those looking to immerse themselves in the village lifestyle while enjoying the comforts of a well-appointed home. Contact us today to arrange a viewing and experience the epitome of village living at this exceptional residence.







## Nethern Court Road, Woldingham

**Total Area: 72.9 sq m ... 784 sqft**

All measurements are approximate and  
for display purposes only.





## Fine & Country

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