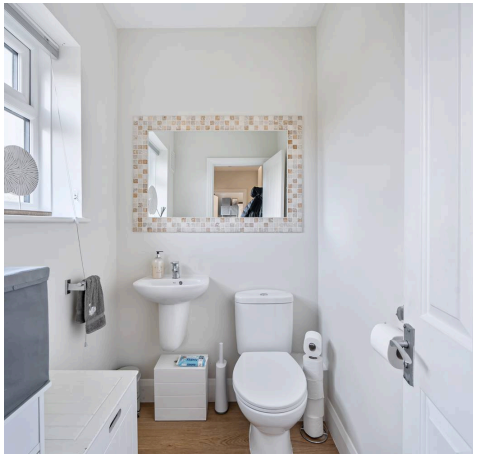


2 Nethern Court Road, Woldingham - CR3 7EF

Guide Price £550,000

FINE & COUNTRY









2 Nethern Court Road

Woldingham, CR3 7EF

A rare opportunity to acquire a home in a highly regarded area, combining tranquility, accessibility, and long-term appeal. A double fronted, 3 bedroom semi detached cottage, situated within the heart of Woldingham Village, within minutes walk of local shops. Having been comprehensively updated by the current owners, the property offers a level plot with good sized level south east facing rear garden.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Cottage
- Central Village Location
- Recently Installed Double Glazing & Doors Throughout
- Through Lounge with Open Fire
- Fully Fitted Kitchen/Breakfast Room
- South East Facing Rear Garden
- Walking Distance of Station & Local Shops







2 Nethern Court Road

Woldingham, CR3 7EF

Situated centrally within Woldingham Village, this sought-after residential no through road boasts this attractive 3 bedroom property, offering an excellent opportunity to enjoy village living in a peaceful and well-connected setting. Nethern Court Road is known for its quiet, leafy surroundings and proximity to open countryside, while remaining conveniently close to local amenities and transport links.

The property, having been comprehensively updated and modernised by the current owners, is approached via a good size front garden, offering potential to create off road parking if required, but rest assured this quiet location offers excellent road parking for numerous cars. Internally, the accommodation is well arranged and filled with natural light, with many of the rooms being double aspect, providing a comfortable and versatile living environment suitable for a range of buyers, from families, first time buyers or downsizers. Approached via a spacious entrance hall with useful downstairs cloakroom. The double aspect lounge has an open fire and recently fitted bifolding doors to the rear terrace, as well as a window overlooking the front garden. The fully fitted kitchen/breakfast room has pleasant views over the rear garden and offers a range of grey fronted units incorporating gas hob and electric oven, integrated fridge and freezer units, and space and plumbing for washing machine and dishwasher. There is also a breakfast bar.







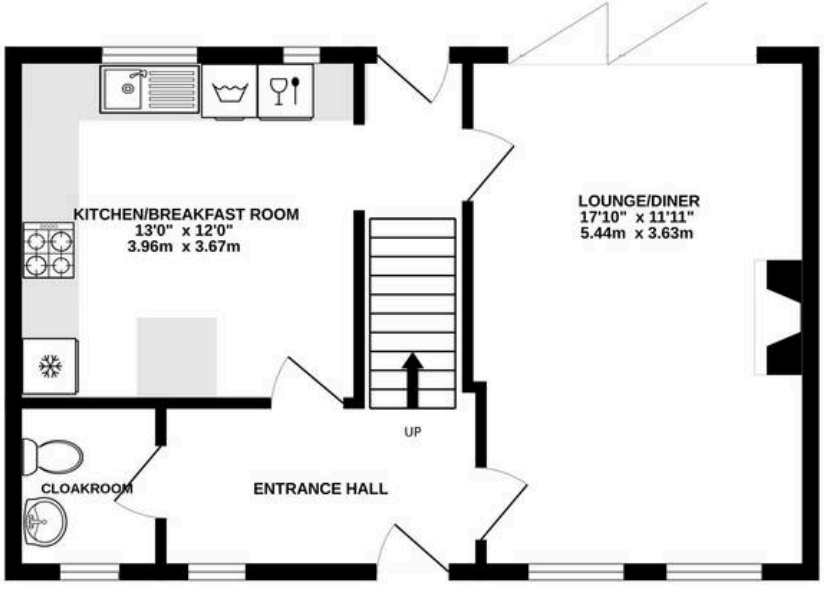
2 Nethern Court Road

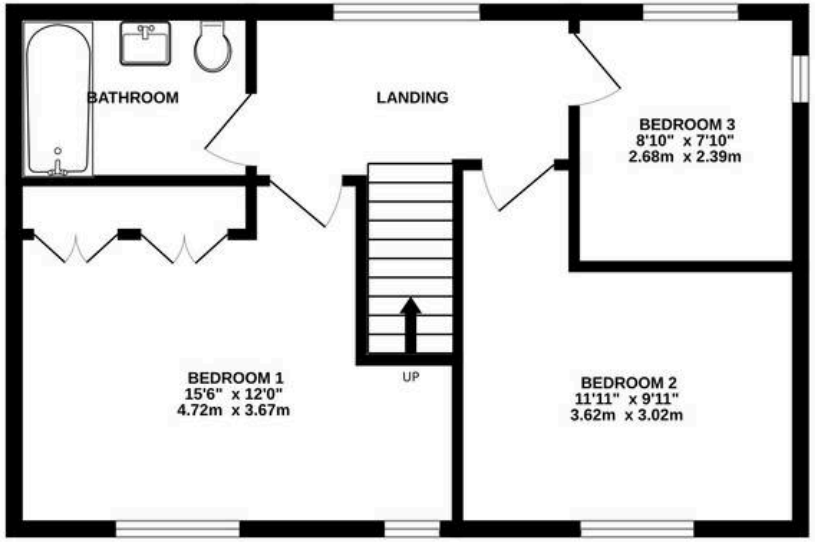
Woldingham, CR3 7EF

Rising to the first floor, the spacious landing has three bedrooms off, with the principle bedroom offering fitted wardrobes. The family bathroom consists of a bath with shower over, wc and vanity unit.
Gardens to the front and rear. The front garden is laid to lawn with a central pathway leading to the front door. There is scope for creating off road parking, if required, subject to the usual consents. To the rear, paved patio, running the width of the property. Extensive level lawn, bordered by fencing to all sides.

Other features to note, recently fitted double glazing throughout, recently fitted UPVC front door, bifold doors and kitchen back door with dog flap. The roof has recently been overhauled, the exterior of the property re-rendered and repainted, low energy downlighting throughout, wood strip flooring,

Woldingham village offers a strong community feel, with local shops, a popular primary school, and excellent access to the surrounding Surrey countryside. Woldingham Station provides direct rail services into London within 30 minutes, making the location ideal for commuters seeking a balance between rural charm and city convenience.





TOTAL FLOOR AREA : 1012sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fine & Country

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