



21 Cayton Road
Coulston, CR51LT

Price Guide £875,000

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Coulsdon, CR51LT

A spacious and well presented double fronted four bedroom family home occupying large plot in the heart of Netherne Village.

Accommodation:- Entrance Reception hall, Cloakroom, Study/Office, Lounge/diner, Breakfast room, Kitchen/diner, Utility room. Double landing leads to 4 good sized bedrooms, Master and Guest with En suite, additional family bathroom. Outside this gated residence occupy a large plot with secure parking and double garage. A pleasant level rear garden completes this executive home.

If this wasn't enough, the use of a GYM, SWIMMING POOL, and the leisure facilities that Netherne has to offer..

The property is situated on the popular Netherne on the Hill development which is surrounded by 180 acres of greenbelt and provides a thriving community offering a balance between countryside living and modern amenities. Local facilities include a shop, gym, swimming pool, cricket club, tennis courts, village hall and children's playground. The area is ideally placed for commuters set just within the M25/M23 motorway network. There is a bus service which runs to and from Coulsdon South mainline station which is approximately three miles away providing regular services to London, Gatwick and the south coast.



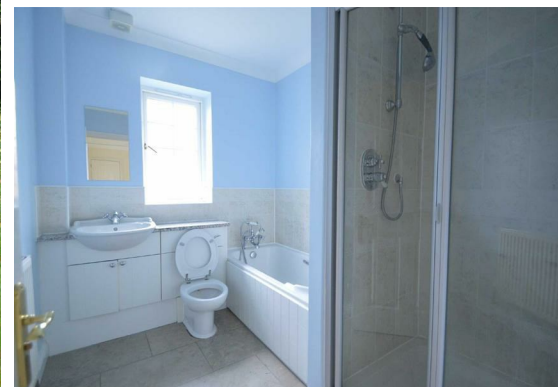


Entrance hall
12'0" x 11'5" (3.66 x 3.48)

Cloakroom
5'5" x 3'11" (1.65 x 1.19)

Through lounge
26'8" x 12'8" (8.13 x 3.86)

Breakfast /family room
11'6" x 11'5" (3.51 x 3.48)



Kitchen
12'8" x 11'2" (3.86 x 3.40)

Utility room
8'11" x 5'5" (2.72 x 1.65)

Study - playroom
12'8" x 9'11" (3.86 x 3.02)

Landing

Master bedroom
14'2" x 12'9" (4.32 x 3.89)

En-suite bathroom
10'7" x 6'6" (3.23 x 1.98)



Bedroom 2
12'2" x 11'4" (3.71 x 3.45)

En-suite shower room
13'1" x 5'3" (3.99 x 1.60)

Bedroom 3
10'7" x 10'7" (3.23 x 3.23)

Bedroom 4
13'1" x 8'7" (3.99 x 2.62)

Family bathroom
9'0" x 6'10" (2.74 x 2.08)

Front garden

Driveway

Rear garden

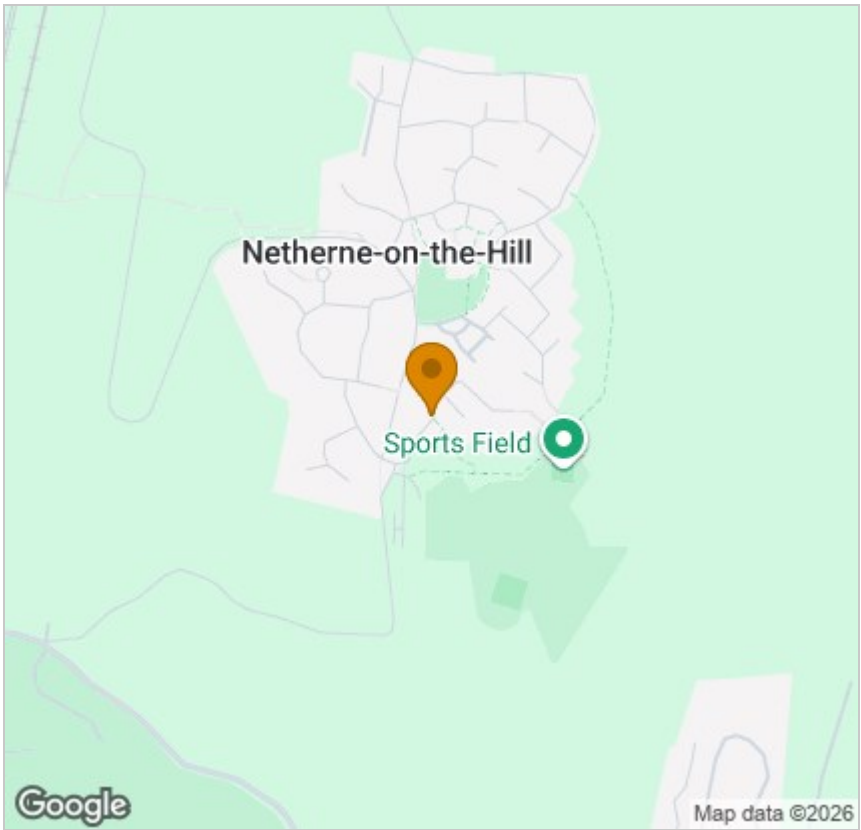
Double garage
18'4" x 16'3" (5.59 x 4.95)



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

