



**2 Bed
House - Terraced
Cuthbert Gardens
South Norwood**

**Asking price
£450,000**

Freehold

- Contemporary Freehold Terraced House
- Two bedrooms, Superb Refitted kitchen with Oven and Hob
- Private allocated parking space
- Double glazing and Gas central heating system with radiators
- Immaculate & Tasteful Neutral decoration with New carpets
- Sought after Grangewood Park position
- Cul-de-sac location
- Impressive Refitted Designer style bathroom
- Wardrobes to both bedrooms
- No onward chain and Keys Held



Cuthbert Gardens
South Norwood
London
SE25 6SS

Presenting an exceptional two-bedroom contemporary family house nestled in a tranquil cul-de-sac in 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 to be appreciated, showcasing meticulous attention to detail and serving as a testament to the present owners. The ground floor boasts a captivatingly refitted kitchen complete with an oven and hob, washing machine and fridge freezer 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: £2,599.91



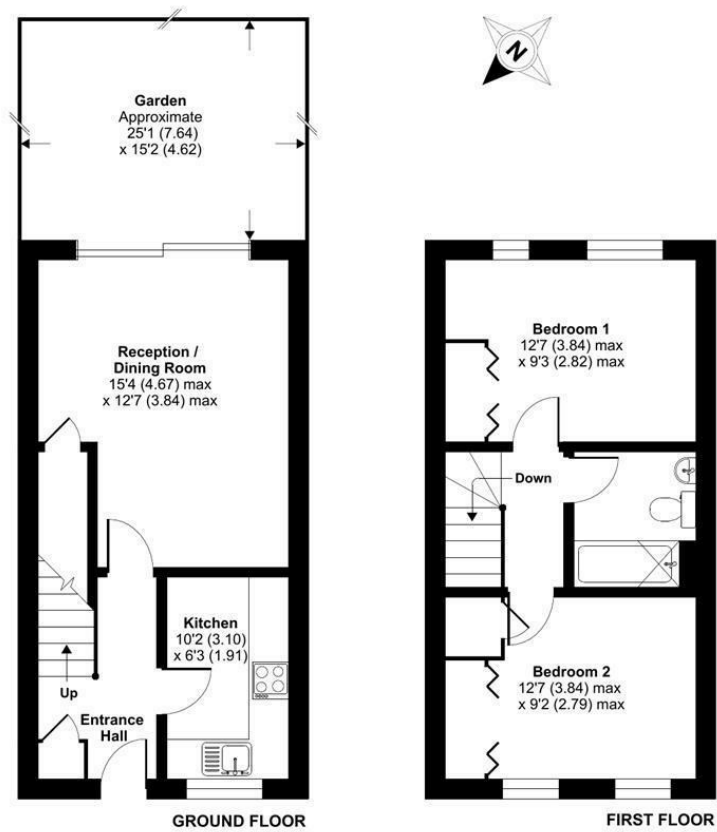
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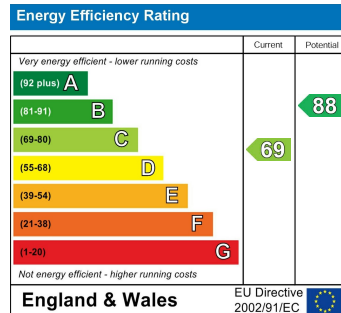
Cuthbert Gardens, London, SE25

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). © rics/hocom 2023. Produced for Home Castle. REF: 1066742.



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