

Lords Wood House, 18 Cayton Road | | Coulsdon | CR5 1LT

Price Guide £425,000

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Located within the village of Netherne-on-the-Hill this luxury, two-bedroom, ground-floor apartment is ideal for anyone who enjoys high-ceilings, impressive-size rooms and their own beautiful rear garden.

The interior benefits from a sizeable lounge/diner, kitchen, two bedrooms with fitted wardrobes, en-suite and long hallway with teak flooring.

Additional benefits include a car barn with off-street parking.

A natural haven for wildlife, Netherne-on-the-Hill is surrounded by 184 acres of countryside and woodland with footpaths through the hills. Community facilities include a gym & swimming pool for residents, cricket green and tennis courts. The M25/M23 Interchange at Hooley is a short drive away while Coulsdon South can be used to access London Bridge and London Victoria.



Lounge/Diner
The lounge/diner is dual-aspect with views over the rear garden and includes two double-glazed sash windows, feature gas fireplace with marble hearth & surround, wooden flooring, two radiators, glass-panel double-glazed door to rear garden, coved ceiling, ceiling rose and space for dining table.





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Rear Garden
The rear garden is partially laid to lawn with two decked areas. Features include power points, water feature, range of plants & shrubs and rear gate.

Kitchen
The kitchen includes wall & base level units with granite work surface area, stainless-steel one & a half bowl sink with drainer & mixer tap, four-ring gas hob with concealed extractor hood, oven, space for washing machine, space for dishwasher, radiator, concealed boiler, double-glazed sash window, space for free-standing fridge/freezer, partially-tiled walls, tiled floor, coved ceiling, smoke alarm and spotlights.

Master Bedroom
The master bedroom provides views over the garden and includes double-glazed sash window, fitted wardrobe, radiator, spotlights and coved ceiling.

Master Bedroom En-Suite
The en-suite provides views over the garden and includes double-glazed sash window, pedestal wash-hand basin, low-level W.C, radiator, shower enclosure with wall controls & waterfall shower, partially-tiled walls, extractor fan, coved ceiling, spotlights and tiled floor.

Bedroom Two
Bedroom two includes double-glazed sash window, radiator, fitted wardrobe and coved ceiling.

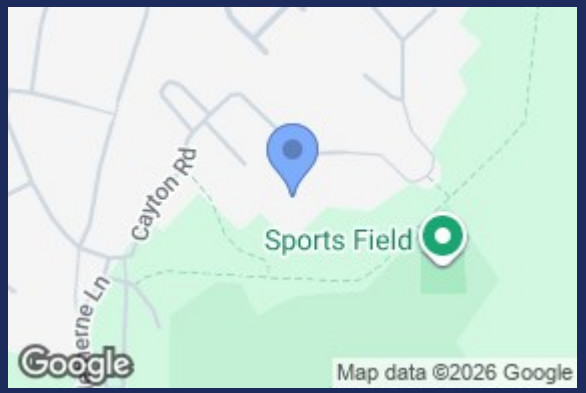
Bathroom
The bathroom includes vanity unit incorporating wash-hand basin with mixer tap, heated chrome towel rail, low-level W.C, panel-enclosed bath with shower hose attachment, shower enclosure with wall-fixed controls, extractor fan, tiled walls, tiled floor and spotlights.

Hallway
The hallway includes three double-glazed sash windows with shutters, teak flooring, two radiators, entry phone system, cupboard housing Megaflo hot water cylinder, coved ceiling and ceiling rose.

Lobby
The lobby includes teak flooring, double-glazed sash window, radiator, coved ceiling and ceiling rose.





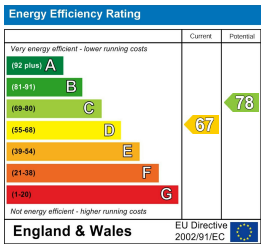


GROUND-FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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