



3 Nethern Court Road, Woldingham - CR3 7EE

In Excess of £300,000

FINE & COUNTRY







## 3 Nethern Court Road

Woldingham, CR3 7EE

A 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: C

- Two bedroom first-floor maisonette
- Bright and spacious throughout
- Generous wrap-around garden
- Close to Woldingham station
- Village centre location
- Quiet, tucked away position





## 3 Nethern Court Road

Woldingham, CR3 7EE

Fine & Country are delighted to present this charming two-bedroom first floor maisonette, set within a generous plot in the heart of the highly sought-after village of Woldingham, close to amenities and transport links to London. Offering a light-filled interior and a spacious layout, this home also provides excellent potential for personalisation, making it ideal for first-time buyers, downsizers, or investors alike.

The private front door opens to a staircase leading to the first floor, where the accommodation is thoughtfully arranged. The property features a bright and well-proportioned living room with a feature fireplace, a fitted kitchen with views over the garden, two double bedrooms, and a family bathroom. Large windows throughout enhance the sense of light and space.

Externally, the property benefits from substantial wrap-around gardens, predominantly laid to lawn with mature trees and hedging for privacy.



3.36m x 3.33m / 11' x 10'11 Sitting room

4.35m x 3.36m / 14'3 x 11' Main bedroom

4.66m x 3.54m / 15'3 x 11'7 double aspect Second bedroom

3.49m x 2.73m / 11'5 x 8'11 double aspect-Bathroom





### 3 Nethern Court Road

Woldingham, Caterham

The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, the village has an active community at its heart.

The Village Hall hosts many social activities and the parish council are actively involved with the daily life of this North Down idyll. The village centre offers a convenience store and post office serving most daily needs, together with a saddlers and repairs and servicing garage. Local amenities include golf at Northdowns and The Woldingham golf clubs, tennis, cricket, cycle trails, amateur dramatics and other societies/groups, together with horse riding facilities.

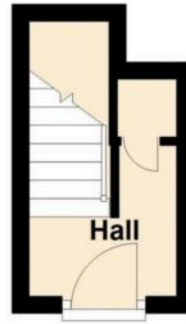
There is easy access to surrounding Green Belt countryside with a network of footpaths and bridleways. Woldingham Station offers a frequent service direct to London Victoria and London Bridge (approximately 35 minutes) and Blackfriars, City Thameslink, Farringdon and King's Cross St. Pancras International, whilst changing at East Croydon. Clapham Junction allows easy access to other stations. The M25 London Orbital motorway (Junction 6) is only 4 miles distance. The local towns of Oxted and Caterham are a ten minute drive.





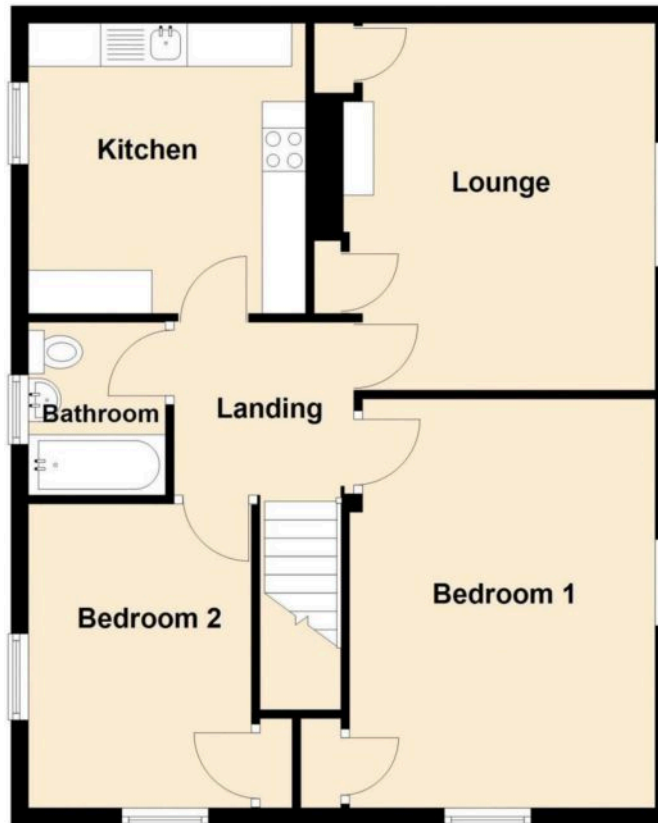
## Ground Floor

Approx. 5.1 sq. metres (54.9 sq. feet)



## First Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



Total area: approx. 71.8 sq. metres (772.4 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.





## Fine & Country

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