MONOCHROME | HOMES

Blue Leaves Avenue, Coulsdon, CR5 1NU

Offers in excess of £525,000

PROPERTY SUMMARY

OVERVIEW

Well presented 4 bedroom semi detached family home, located in the sought after village Netherne On-The-Hill, with access to Gym, Swimming Pool, Tennis Courts and other amenities.

Accommodation

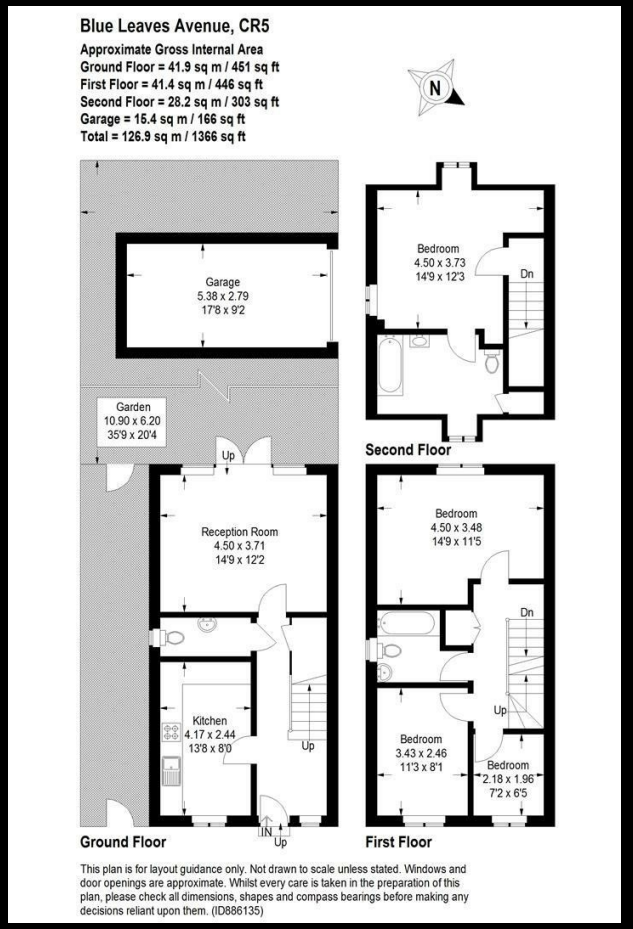
Situated in the desirable Netherne On-The-Hill Village, this 4 bedroom semi detached family home offers ample accommodation for idyllic family living.
Well presented throughout, this home is ideal for a first family home, or those looking to upsize.
Upon entry, you are welcomed by a large entrance hallway, leading to a spacious kitchen with integrated fridge and ample storage cupboards, with additional space for family dining.
Further down the hallway there is a large W/C with space for additional utilities. The large understairs cupboard offers another beneficial storage space. The end of the hallway opens up into a cosy family living room, with the luxury addition of a wood burning stove, perfect for settling down of an evening. French doors open out to a well maintained, landscaped private garden, with pergola over the decking, grass lawn, and pretty flower bed boarders; ideal for enjoying the summer evenings and entertaining.
On the first floor, there are 2 well proportioned double bedrooms, further single bedroom and clean, crisp family bathroom. There is an additional storage cupboard on the landing.
On the second floor is the master suite. This suite alludes luxury, with the recently updated en-suit offering a bath suite and plenty of space for further storage or to utilise as a dressing area.
The property is set back from the road in a small cul-de-sac style area, with the benefit of a garage and additional parking space.
An incredible benefit of living in such a location is the exclusive access to the private indoor gym and swimming pool, tennis courts, village hall, and cricket club with pavilion running a cafe, perfect for family life. There are also a number of childrens play parks, and countryside walks.
N.B Netherne residents contribute services charges towards maintenance and repair of the gym, pool and grounds.

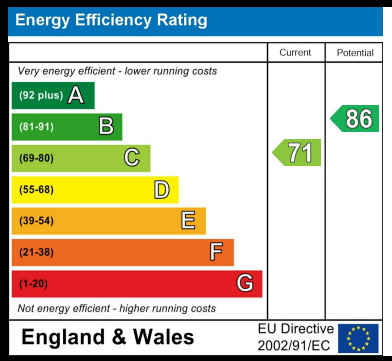
Location

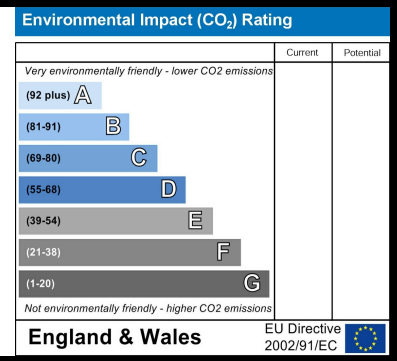
The property is located on the ever popular Netherne on the Hill development, surrounded by 180 acres of greenbelt ideal for summer walks and exploring. Netherne also benefits from an exclusive access to an indoor gym and swimming pool, cricket club, tennis courts, childrens parks and a local shop for all your necessities.
Netherne is ideally located for commuters set just within the M25/M23 motorway network. The 405 bus stop is at the bottom of the hill, connecting you to a multitude of stations, including Redhill, Merstham. Purley, and into Central Croydon. Coulsdon South mainline station is the closest and accessible also via the 405 bus, approximately two miles away with regular services to London, Gatwick and the south coast. There are multiple car share schemes and a local village bus operating to and from Coulsdon South Station. There are also a number of mini busses provided by the councils for local school children to get to school.
Netherne offers the perfect balance between family living in the countryside, all whilst being just a short distance from Coulsdon Town Center offering an abundance of local shops, supermarkets and boutique cafes as well as stations to commute to work.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."







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