



MONOCHROME | HOMES

Guide price £450,000

Chapel Walk, Coulsdon, CR5 1NZ

Property Summary

OVERVIEW

Located on the popular Netherne on the hill development with access to a gym, swimming pool and tennis court. the property boasts three bedrooms, 2 bathrooms and a separate WC, a private rear garden and parking

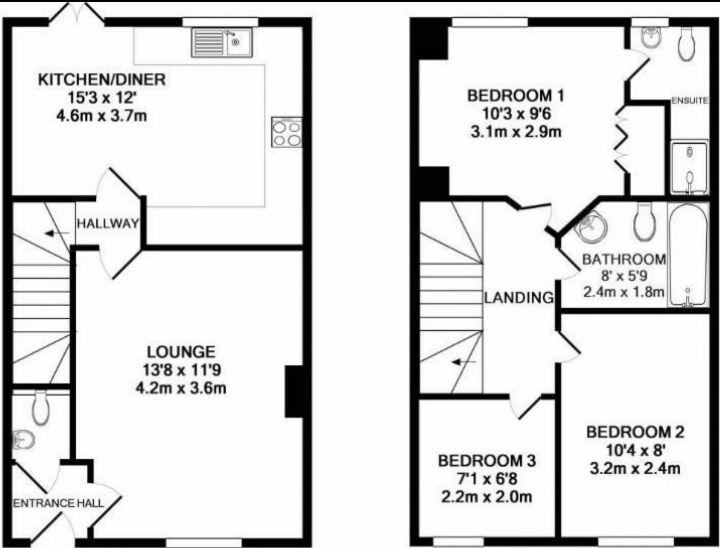
Accommodation
Upon entering the property, a welcoming entrance hall provides access to a convenient cloakroom with WC. To the front is a comfortable living room featuring a stylish fireplace, creating an inviting focal point and a cosy setting in which to relax.

To the rear, the impressive kitchen and dining room offers an excellent space for both everyday family living and entertaining. Fitted with a comprehensive range of units, generous work surfaces and ample storage, the kitchen is well equipped for keen cooks. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces during the warmer months.

The first floor comprises the principal bedroom, positioned to the rear and benefiting from fitted double wardrobes and a en-suite shower room. Two further bedrooms are located to the front, both featuring pleasant views across the central green. A good sized family bathroom completes this floor.

Location
Netherne-on-the-Hill is a village-style development on the edge of the green belt, offering acres of open space, children's play areas, tennis courts and a cricket pitch. Residents also benefit from a Nuffield Health leisure centre with gym, sauna and indoor pool, as well as a village shop, Village Hall, Pavilion and a residents-run café.

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 specifically written confirmation has been requested."



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	