



Beautifully refurbished 3 bedroom home in sought after Netherne-On-The-Hill location. South facing garden. Sleek, modern decor throughout. Gym and indoor swimming pool on site for residents. Chain complete.

Offers Over £500,000 Freehold | Chain Complete





This property has a graceful approach with a very pretty and well-maintained front garden.

As you enter this beautifully refurbished property, double doors lead to the stunning open plan living/ dining room. The fully-fitted kitchen is modern and stylish with a large island in the centre, handle-less cabinets and integrated appliances. Large glass doors lead to the quaint, south-facing garden which is bathed in sunlight all day long. The garden provides access to the garage which has an electric main door. There is also a convenient downstairs WC.

Upstairs, there are 2 double bedrooms and a single room; all of which are tastefully decorated. The master bedroom has fitted wardrobes and an ensuite bathroom. There is also a family bathroom. Light-coloured wooden floors throughout this home compliment the neutral decor and giving the entire property a bright and modern feel.

This property is located within the popular Netherne Village Development which is set in semi-rural surroundings and provides many open spaces and leisure facilities including a gym and swimming pool which the residents have access to, which is included in the £94.03/month service charge. Coulsdon town centre is approximately 1.5 miles away and offers a wide range of shops, cafes, restaurants and transport facilities including Coulsdon South train station giving access to central London. The A23 provides access to both the M23 and M25.

Council Tax Band: E (Croydon)

Tenure: Freehold

- 3 Bed Family Home
- Bathroom, separate wc and further en suite
- Beautifully Remodelled
- Communal Gym and Swimming Pool
- Full of natural light
- Garage
- Sought After Location
- South facing garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating	Current	Potential
92-100 A		
81-91 B		88
69-80 C	73	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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