



THE NETHERLANDS, COULSDON

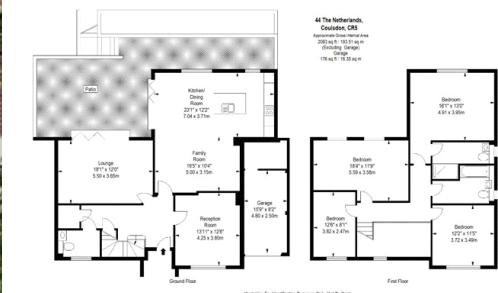
NEW BUILD DETACHED HOUSE:

A stunning, part-new build, 4-bedroom detached family home in Coulsdon, offering over 2,000 sq ft of stylish living space.

Unique property nearing build completion.

Dutch Village/ Farthing Downs location.

View now to register your interest, by appointment.



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residential estate agents



A Brand-New Family Home in a beautiful Coulsdon Location, currently nearing its build completion.

Take this unique opportunity to book early and see this property from a viewpoint that most people don't get access to.

Welcome to The Netherlands, a most elegant, detached four bedroomed house, in the highly sought after Dutch Village in Coulsdon, Surrey.

Very spacious, offering over 2000 square feet of tasteful accommodation over two floors this stylish home really is something special.

A stunning new build four-bedroom detached family home in Coulsdon, offering over 2,000 sq ft of stylish living space. Features include a spacious open-plan kitchen/dining area with bifold doors, separate lounge, extra reception/study, landscaped gardens, garage and driveway parking.

Combining a semi-rural location with the benefit of all modern conveniences, you really need look no further for your perfect family home.

Farthing Downs is a popular local spot close by. Dog walks, horse riding and cycling and an excellent place to run. Gorgeous views across the North Downs Countryside and panoramic views of London's skyline.

Commuters: Excellent transport links via road and rail. Coulsdon South Station is a short walk away and provides direct services to London Bridge and London Victoria as well as just 21 minutes into Gatwick for your convenience.

Well situated to reach M25 and M23 for easy reach to Gatwick and Brighton and various Greater London areas.

Coulsdon offers a brilliant school selection for Primary and Secondary, with Smitham, St Aidans' and Chipstead Valley as well as Oasis and Woodcote High Schools.

A convenient Town Centre with a great selection of local shops and eateries. Including: Waitrose, Aldi, Pizza Express, Costa Coffee and Café Nero as well as many independent options - The Grumpy Goose, Bliss Café and Abuela Play Café for your children to enjoy.

It's the Community Aspect at the heart of Coulsdon that we are most proud of as a local business. If you work from home, you may be interested in shared office space at Fine Toad. Various events take place during the year, which we get involved in. It's a great town for all age groups and all types of family.

IMPORTANT NOTE: Computer generated images are for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the build rather than a specific and accurate description of the finished property. (Materials, furnishings, finishes and landscaping may vary throughout.)

Call now to register your interest and have more details on this very unique property.
VIEWING SLOTS AVAILABLE BY APPOINTMENT ONLY.

Council Tax Band: F (Croydon)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

- NEW BUILD
- 4 Bed detached house
- Over 2000 square foot
- Dutch Village Coulsdon
- Generous reception rooms
- Close to Coulsdon South Railway Station
- Walk to Farthing Downs
- Really Spacious
- High Spec Interior
- 3 Bath/shower rooms
- Landscaped Garden

Kitchen/diner w: 7.04m x l: 3.71m

Open plan Kitchen/diner attached to the family room.
Has access to outside patio.

Family w: 5m x l: 3.15m

Family room attached to the Kitchen/diner.

Lounge w: 5.51m x l: 3.71m

Lounge with access to outside patio.

Reception 1 w: 4.24m x l: 3.81m

Garage w: 2.49m x l: 4.8m

FIRST FLOOR:

Bedroom 1 w: 2.46m x l: 3.81m

Located on the first floor.

Bedroom 2 w: 5.59m x l: 3.58m

Located on the first floor.

Bedroom 3 w: 4.9m x l: 3.96m

Located on the first floor.

With an ensuite bathroom.

Bedroom 4 w: 3.71m x l: 3.48m

Located on the first floor.



44 The Netherlands,
Coulson, CR5

Approximate Gross Internal Area

2083 sq ft / 193.51 sq m

(Excluding Garage)

Garage

176 sq ft / 16.35 sq m

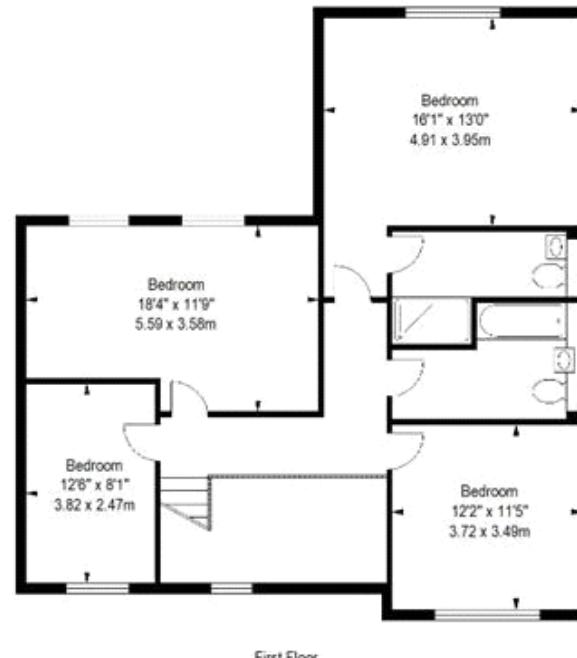


Illustration For Identification Purposes Only. Not To Scale

As Defined by RICS - Code of Measuring Practice

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Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.