







# 4 Netherne Drive, Coulsdon, Surrey, CR5 1NQ

Asking price £675,000

A quite unique Older style 4 bedroomed detached house - proudly sat overlooking the Green at Netherne on the Hill. This imposing home having been the subject of tasteful modernisation and extension now offers extensive living space across all floors and simply has to be viewed to be appreciated.

**READY TO SELL - NO FORWARD CHAIN- KEYS HELD CALL TO VIEW**

**Accommodation:-** Entrance hallway, Dining room, Lounge, Cloakroom, Kitchen, Utility room, large family room/3rd reception with Bi-fold doors to garden. Split level landing 4 double bedrooms, Master with Ensuite, Modern family bathroom. Outside Ample parking to front Detached garage, level garden with hot tub.

Netherne on the Hill is located nearby to both Coulsdon Town Centre, Coulsdon South Br Station -with regular trains to London - and M25 access. Set in approximately 180 acres of land, Netherne on the Hill is a thriving new village and offers a delightful combination of countryside living and modern convenience. Local facilities include a village green with cricket pitch and pavilion, a tennis court and leisure club incorporating a swimming pool and gym exclusive to Netherne Village residents and based in the original St Lukes Church. Don't delay viewing all this home and village lifestyle has to offer you and your family.

Residents are subject to an annual fee which includes gym membership .

**Entrance hallway** 9'2 x 7'2 (2.79m x 2.18m)

**Cloakroom** 6'8 x 3'7 (2.03m x 1.09m)

**Lounge** 14'4 x 13'8 (4.37m x 4.17m)

**Dining room** 14'1 x 13'8 (4.29m x 4.17m)

**Kitchen** 12'9 x 9'8 (3.89m x 2.95m)

**Utility room** 7'9 x 5'6 (2.36m x 1.68m)

**Reception 3** 28'6 x 13'9 (8.69m x 4.19m)

**Landing**

**Master bedroom** 18'6 x 11'8 (5.64m x 3.56m)

**En suite** 9'4 x 4'5 (2.84m x 1.35m)

**Bedroom 2** 13'8 x 11'8 (4.17m x 3.56m)

**Bedroom 3** 13'8 x 11'8 (4.17m x 3.56m)

**Bedroom 4** 11'9 x 9'8 (3.58m x 2.95m)

**Bathroom/WC** 9'5 x 8'7 (2.87m x 2.62m)

**Garden** 40' x 30' (12.19m x 9.14m)

**Garage** 18'4 x 9'6 (5.59m x 2.90m)

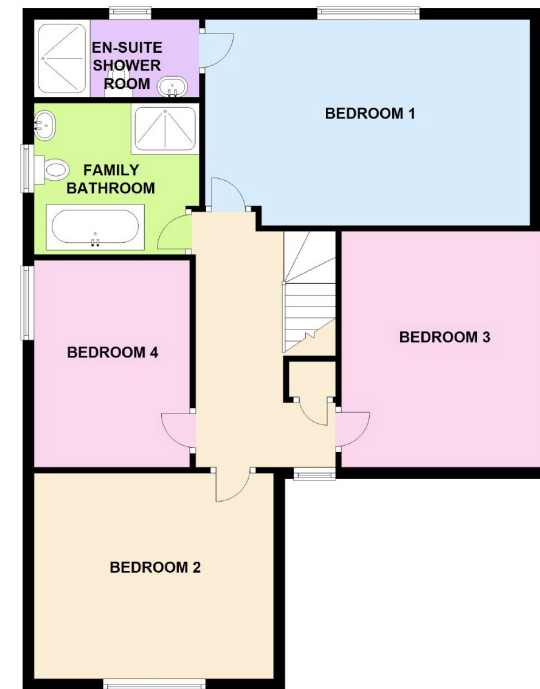




## GROUND FLOOR



## FIRST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	75
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	63	70
England & Wales	EU Directive 2002/91/EC	



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