



SURREYESTATES



Figgswood  
Coulson, Surrey CR5 1RY  
Guide price £850,000

Surrey Estates are proud to be bring to the market this delightful, well balanced, five bedroom detached home in the prestigious Figgswood cul-de-sac at Netherne on the Hill. The current owners have spent the past two years renovating the house back to a very high standard.

**UPSTAIRS :**

Five bedrooms, three bathrooms (two of which are en-suite) and an office, with a central staircase balancing the house very well.

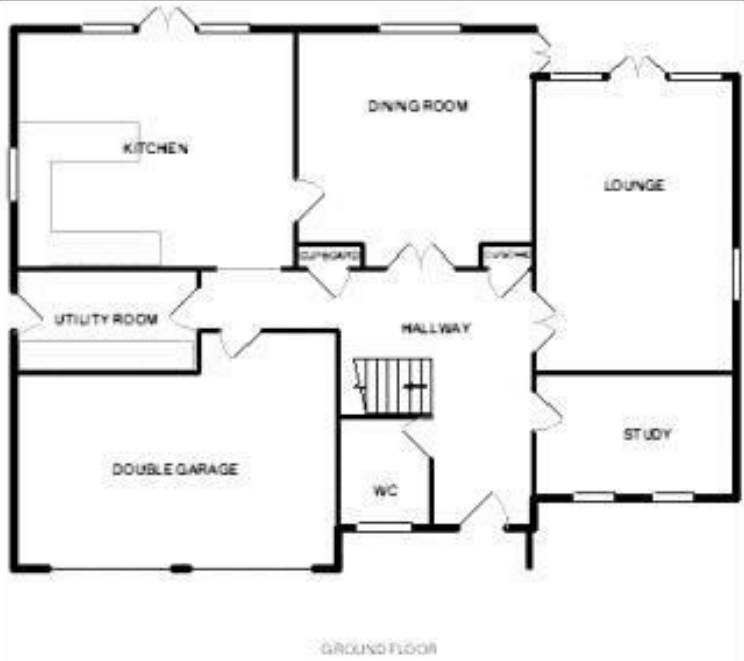
**GROUND FLOOR ;**

large entrance hall with central staircase, a study, quiet sitting room facing the rear garden, a dining room that comfortably accommodates an eight place dining table, WC, utility room, and a large newly fitted kitchen with patio doors leading to the rear patio and garden.

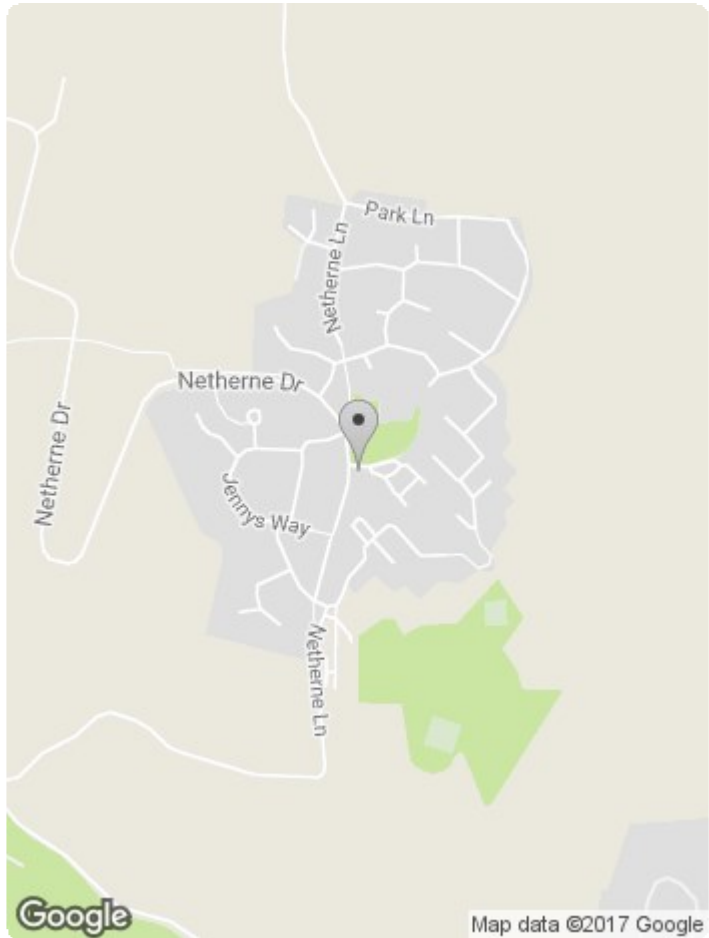
**GARAGE AND GARDEN :**

The double garage has been modernised with a new vinyl floor and it has remote electric doors. The quiet secluded garden is enclosed with tall trees along the border and has a newly landscaped patio ideal for a BBQ across the full width of the house and round the sides.





While every effort has been made to ensure the accuracy of the floor plan and descriptions, measurements of floor levels, rooms and any other surfaces are approximate and made specifically to order for any one occasion. It is intended to provide a general impression only and does not constitute an offer of any kind. The purchaser is advised to verify all measurements and details with the seller. The purchaser is responsible for obtaining their own legal and financial advice. Elected and registered agents only. For more information, please contact the agent. Elected and registered agents only. For more information, please contact the agent. Elected and registered agents only. For more information, please contact the agent.



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			
<b>England &amp; Wales</b>		67	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		62	75
	EU Directive 2002/91/EC		

