



PORTFOLIO
from


barnard marcus

Tugwood Close, Coulsdon

Tugwood Close



A substantially large and beautifully presented five bedroom detached family home comprising of a large open plan kitchen/dining room which has been extended with a monolith island, stunning fully integrated kitchen with granite work surface and integrated Bosch, Neff and AEG appliances and "faber" extractor hood. There is ample room for a large dining table and dual bi-fold doors which lead out onto a beautiful garden.

The property has a large living room with which looks out onto the garden also with bi-folding doors, there is separate office which is perfect for anyone needing to work from home and a further separate dining room. To conclude the ground floor there is a personalised utility room for dog grooming and a downstairs cloakroom.

The first floor provides five double bedrooms with the master bedroom being accompanied by a luxury en-suite shower room, the second bedroom is also accompanied by en-suite shower room and a further luxury family bathroom.

The property further benefits from a private rear west facing garden with two patio areas which are perfect for entertaining, driveway for a number of cars and a double garage with electric doors.



The property is situated in Netherne on the Hill which has an individual village feel and has the benefit of luxury living.

The Village has its own private gymnasium, swimming pool, tennis courts, pavilion cafe and local shop which is available for all residents.

Netherne on the Hill lies within a conservation area and has an array of history with the renovation of the original Water tower and hospital buildings into luxury apartments along with village hall and the conversion of St Lukes Church.

The property is conveniently located for Coulsdon South Station, Coulsdon Town Station which provide fantastic links into London. The A25, M23 AND M25 are all within easy reach which is convenient for Gatwick Airport. Coulsdon/Purley High Street are a short drive away and provide an array of Supermarkets, shops, cafes and restaurants.

There a number of schools locally to choose from such as Chipstead Valley School and Coulsdon CofE School as well as picturesque walks on your door step.

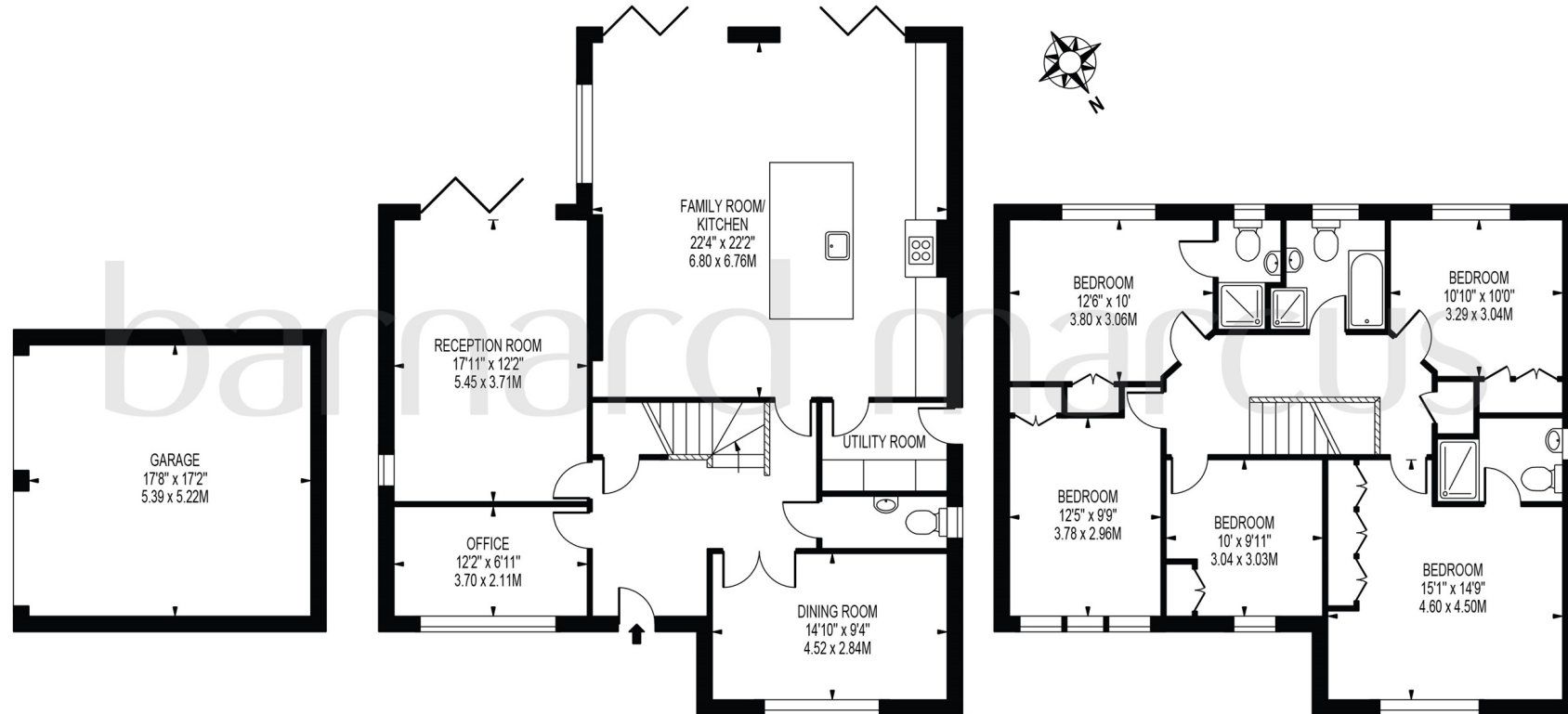




TUGWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2138 SQ FT - 198.64 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 302 SQ FT - 28.08 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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welcome to

Tugwood Close

A substantially large and beautifully presented five bedroom detached family home in the popular Netherne on the Hill.

Call Barnard Marcus now to book in your viewing.

Offers in Excess of

£1,100,000

- Detached
- Five Bedrooms
- Four Reception Rooms
- Beautiful Open Plan Kitchen

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

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barnardmarcus.co.uk

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