



**PORTFOLIO**  
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barnard marcus

Beckett Road, Coulsdon

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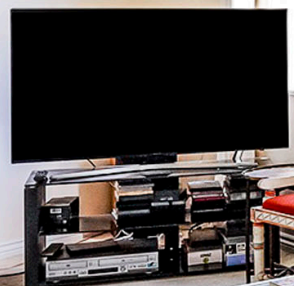
*A beautifully presented three/four bedroom terraced house in the popular Netherne on the Hill.*



A beautifully presented three/four bedroom mid terraced house comprising of a spacious open plan kitchen/dining room with integrated appliances, fourth bedroom/office, downstairs WC all situated on the ground floor. The first floor comprises of a large reception room with stunning views overlooking the picturesque countryside, current master bedroom which is accompanied by an en-suite shower room. The top floor comprises of two double bedrooms with one of them being accompanied by an en-suite shower and a family bathroom. The property further benefits from a secluded rear garden with direct access to Netherne on the Hill parkland, large loft space which is great for storage or converting subject to planning and the property is presented in good decorative order throughout.

- Three/Four Bedrooms
- Spacious Open Plan Kitchen/Dining Room
- Large Reception Room
- Three Double Bedrooms



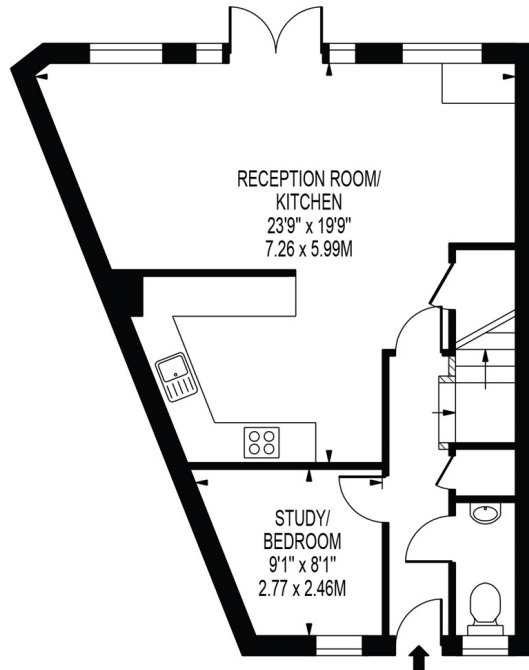


The property is situated in Netherne on the Hill which has an individual village feel and has the benefit of luxury living. The Village has its own private gymnasium, swimming pool, tennis courts, pavilion cafe and local shop which is available for all residents. Netherne on the Hill lies within a conservation 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.

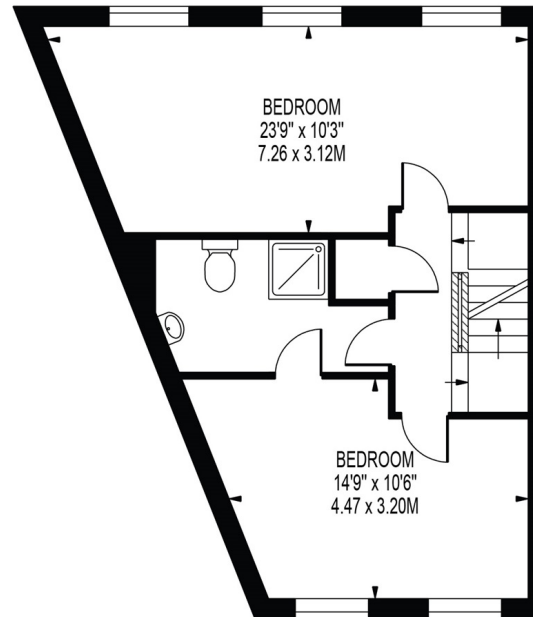


# BECKETT ROAD

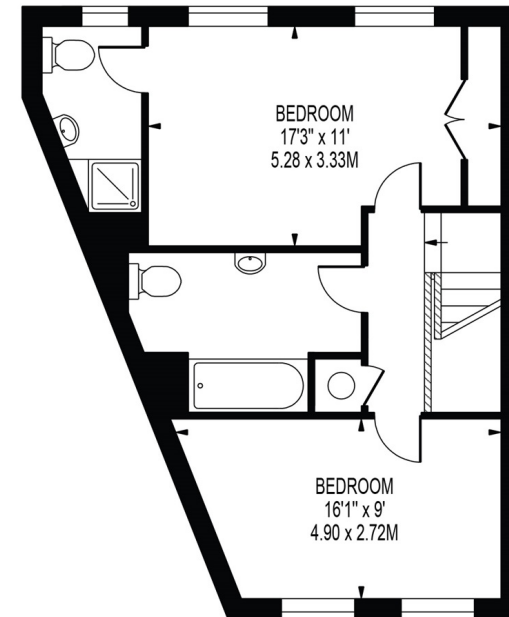
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1536 SQ FT - 142.66 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# welcome to Beckett Road, Coulsdon

A beautifully presented three/four bedroom terraced house in the popular Netherne on the Hill.

## Offers in Excess of £550,000

- Stunning Views
- Private Rear Garden
- Three Bathrooms/Shower Rooms
- Two Allocated Parking Spaces

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

## 020 8651 6363

or email [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL

[barnardmarcus.co.uk](http://barnardmarcus.co.uk)

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