



Bowen Way, Netherne On The Hill Coulsdon CR5 1SB

welcome to
Bowen Way, Netherne On The Hill Coulsdon

***Charming house with double garage,
driveway and access to residents' facilities
including swimming pool and gym.***

This charming, detached house, located in a sought-after road, offering an abundance of space and modern comforts. The property features four generously sized bedrooms, each complete with built-in wardrobes, ensuring ample storage. The master bedroom is particularly impressive, offering an en-suite, providing convenience and privacy as well as the added benefit of a separate dressing room. The home offers three spacious reception rooms, ideal for both family living and entertaining, and a separate, fully fitted kitchen that is perfect for preparing meals in style. Additionally, there is a utility room for extra storage and a downstairs W/C for ease and practicality. Externally, the property benefits from an integrated double garage which is accessible from the utility room, a driveway providing off-street parking for three cars, and a private rear garden, offering a peaceful outdoor space for relaxation or family activities.



BOWEN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1758 SQ FT • 163.31 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 243 SQ FT • 22.58 SQ M



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.



Residents enjoy access to a host of amenities within the village including communal grounds, gym, swimming pool, tennis courts, football pitches, sports clubs and a village hall where community events take place. Additionally, the village benefits from a village shop and the Netherne Pavilion Cafe.

This property combines practical living with a fantastic location, making it an ideal choice for those seeking a family home in a desirable area. It is conveniently located for easy access to Central London, Gatwick Airport and the Coast via train and is located approximately 3 minutes from the motorway system.

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- Detached House
- Four Bedrooms
- Two Bathrooms (One En Suite)
- Three Reception Rooms
- Seperate Fully Fitted Kitchen

Tenure: Freehold EPC Rating: C
Council Tax Band: G

offers in excess of
£875,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107382



Property Ref:
SAN107382 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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