



Blue Leaves Avenue, Coulsdon CR5 1NU

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welcome to

Blue Leaves Avenue, Coulsdon

Situated on a quiet residential road, this beautifully appointed home offers a perfect blend of space, comfort, and functionality, ideal for families and professionals alike. The property boasts three generously sized double bedrooms, providing ample room for restful retreats, with the main bedroom further enhanced by its own en-suite bathroom. A second well-fitted bathroom serves the remaining bedrooms, ensuring convenience for both residents and guests.

A flexible additional room offers the versatility of a fourth bedroom, home office or dressing room, catering to modern lifestyle needs. The home's spacious reception room provides a welcoming environment for entertaining or relaxing, while the separate kitchen ensures a dedicated area for culinary pursuits. A bright and airy conservatory extends the living space further, creating a seamless connection to the outdoors.

Externally, the property benefits from a private rear West facing garden, ideal for al fresco dining and family activities, alongside a garage and off-street parking, a rare and valuable feature in the area.

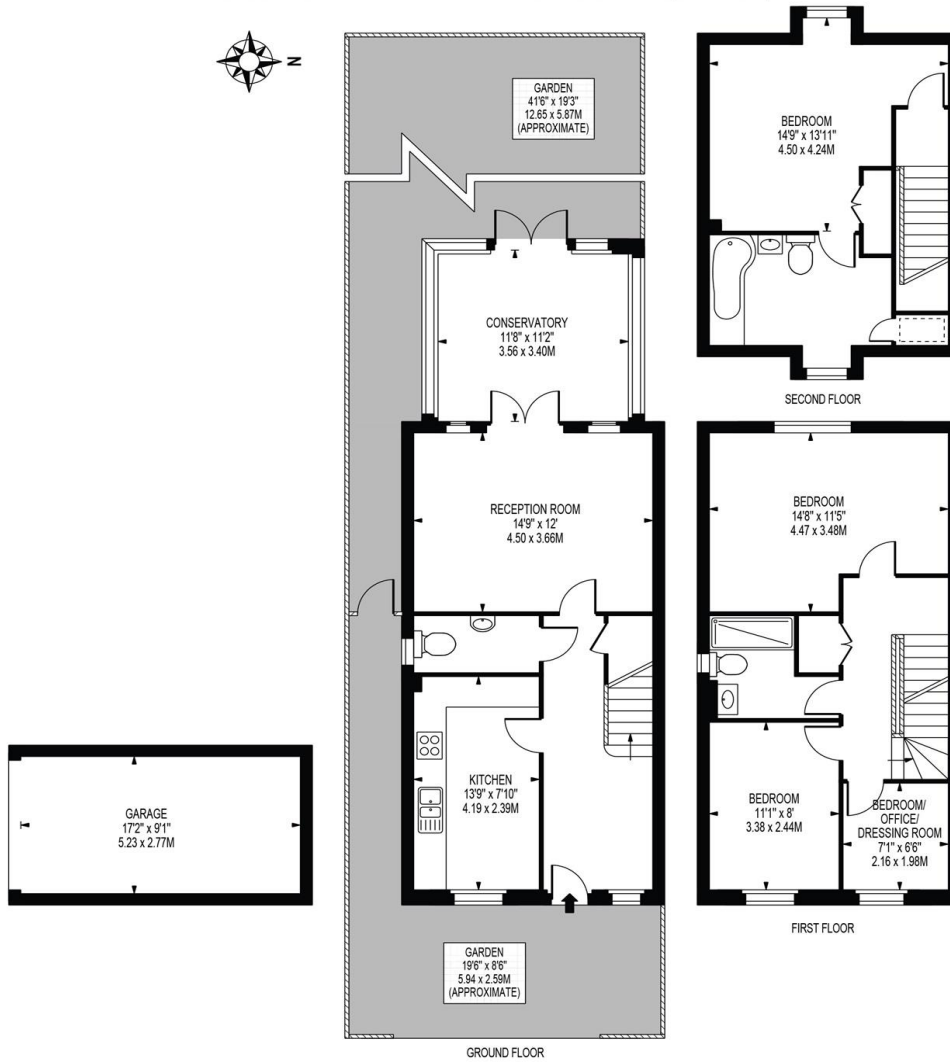
Residents enjoy access to a host of amenities within the village including communal grounds, gym, swimming pool, tennis courts, football pitches, sports clubs and a village hall where community events take place. Additionally, the village benefits from a village shop and the Netherne Pavilion Cafe.



BLUE LEAVES AVENUE, NETHERNE ON THE HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1327 SQ FT - 123.28 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 156 SQ FT - 14.49 SQ M



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- Four Bedrooms (One bedroom Converted into Office/Dressing room)
- Two Bathrooms (One En-Suite)
- Conservatory
- Private West Facing Garden
- Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAN106783 - 0003

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