DANIEL ADAMS

87 Beckett Road
Coulsdon, CR5 1RZ

Price Guide £450,000

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87 Beckett Road
Coulsdon, CR5 1RZ

A well presented and spacious three bedroom semi detached property situated in the very popular Netherne Village development.

This much loved property is offered to the market with the benefit of a recently refitted bathroom, large lounge-diner, rear garden and two covered barn parking spaces, an internal viewing is highly recommended.

The property comprises, entrance hall, cloakroom, kitchen, lounge-diner with door to rear garden. Upstairs are three bedrooms and family bathroom. There is also two allocated under cover parking spaces.

Located close to Coulsdon, offering excellent access to M25, this new community offers a delightful combination of countryside living and modern convenience. Set in approx 180 acres, a now thriving new community, with a wealth of facilities which are for residents only and include, Gym, swimming pool, cricket green, tennis courts and pavilion. Children's play area, and now newly opened village hall, offering various activities. Open grassed areas and woodland provide walks in open countryside.

Please not there is an annual fee payable for living in Netherne and the use of the swimming pool, gym tennis courts etc and an exit fee when you move, details available on request.

Entrance hallway
10'4 x 8'2 (3.15m x 2.49m)

Cloakroom

Kitchen
10'4 x 8'1 (3.15m x 2.46m)

Lounge/Diner
16'3 x 16'9 (4.95m x 5.11m)

Landing

Master bedroom
12'7 x 9'10 (3.84m x 3.00m)

Bedroom 2
13'11 x 8'7 (4.24m x 2.62m)

Bedroom 3
8' x 7'10 (2.44m x 2.39m)

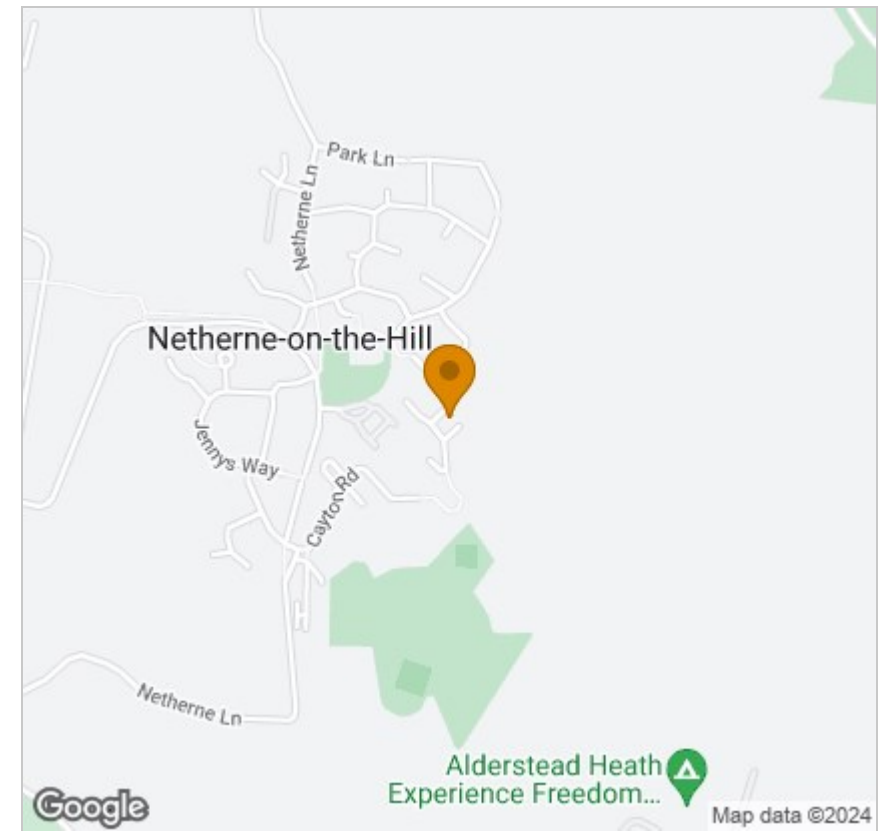Bathroom/WC
6'8 x 5'9 (2.03m x 1.75m)

rear garden

Two Car barn parking spaces
6'7" spaces (2 spaces)

Floor Plan

Floor 0

WC
6'5" x 3'8"
1.96 x 1.12 m

Hallway
10'4" x 8'2"
3.16 x 2.50 m

Kitchen
10'4" x 8'1"
3.16 x 2.48 m

Living Room
16'3" x 16'9"
4.96 x 5.11 m

Terrace
10'9" x 17'9"
3.30 x 5.43 m

Approximate total area(')
456.76 ft²
42.43 m²

(') Excluding balconies and terraces

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

Floor 1

Bathroom
5'9" x 6'8"
1.76 x 2.04 m

Landing
9'4" x 6'6"
2.87 x 2.01 m

Bedroom
8'0" x 7'10"
2.46 x 2.41 m

Bedroom
12'7" x 9'10"
3.85 x 3.00 m

Bedroom
13'11" x 8'7"
4.24 x 2.63 m

Approximate total area(')
410.68 ft²
38.15 m²

(') Excluding balconies and terraces

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	75	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

147 Brighton Road,
Coulsdon,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk

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