



**85 Beckett Road,  
Coulson , CR5 1RZ**

**£2,000 Per Calendar Month**





## 85 Beckett Road, Coulsdon , CR5 1RZ

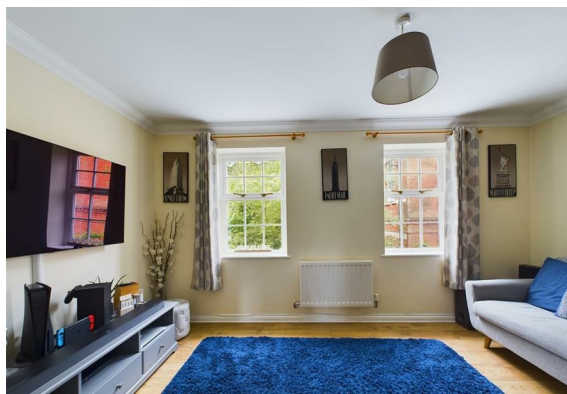
OPEN DAY SATURDAY 8TH JUNE 2024  
BY APPOINTMENT ONLY - CALL TO VIEW

A spacious & modern in style 3/4 bedroom town house situated in the ever popular and picturesque location of Netherne on the Hill Village. Available to move in Friday 19th July

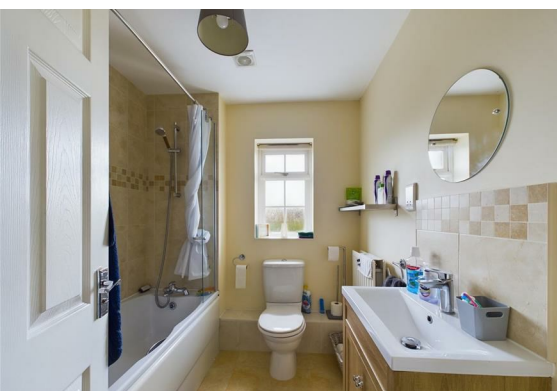
This beautiful home offers spacious and flexible living accommodation over three floors. Comprising: entrance hall, downstairs W/C, bedroom 4/study, open plan kitchen-dining room leading to courtyard garden with patio and artificial style grass. Stairs to first floor where you will find your living room and your primary bedroom suite with en-suite shower room. Stairs to second floor leading to 2 further double bedrooms & family bathroom. Outside rear court yard garden with rear access, garden, 2 allocated parking spaces including covered car barn and additional visitors parking spaces.

Set in approximately 180 acres of land, Netherne on the Hill is a thriving residential community and offers a delightful combination of countryside living and modern convenience. The history of Netherne lives on with the renovation of the original Water Tower and hospital buildings into luxury apartments along with the village hall and conversion of St Lukes Church into an exclusive resident's only gym complex with swimming pool. Other local facilities include a village green with cricket pitch and pavilion, tennis courts and childrens play area.

The location would suit professionals looking for access to Gatwick and Heathrow via M23/M25 links. The local train station, Coulsdon South offers direct access to London mainline stations and Gatwick Airport, both within 30 minutes.







Entrance Hallway  
12'4 x 3'6 (3.76m x 1.07m)

Kitchen/Dining Room  
18'8 x 14'6 (5.69m x 4.42m)

Study/Bedroom 4  
8'6 x 7'5 (2.59m x 2.26m)

W/C  
6'2 x 3'0 (1.88m x 0.91m)

First Floor Landing  
9'7 x 3'0 (2.92m x 0.91m)

Living Room  
12'4 x 14'5 (3.76m x 4.39m)

Bedroom 1  
9'0 x 12'2 (2.74m x 3.71m)

En-Suite Shower Room  
5'7 x 7'11 (1.70m x 2.41m)

Second Floor Landing  
7'4 x 3'11 (2.24m x 1.19m)

Bedroom 2  
11'2 x 14'4 (3.40m x 4.37m)

Bedroom 3  
8'4 x 14'5 (2.54m x 4.39m)

Family Bathroom  
6'6 x 7'2 (1.98m x 2.18m)

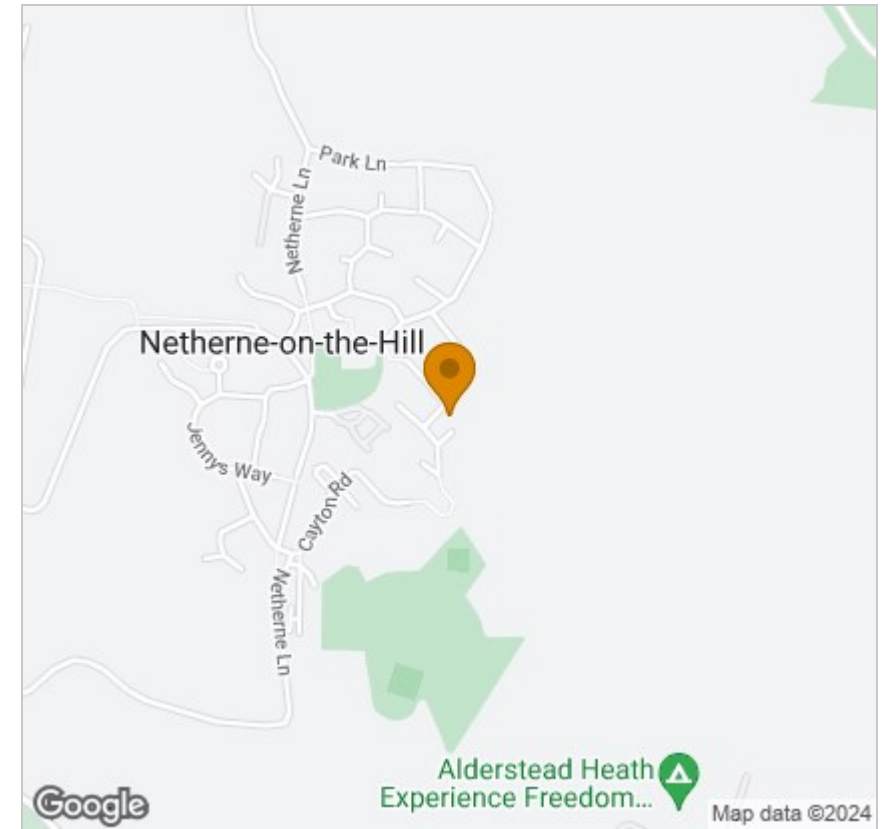
Garden

Two Allocated Parking Space

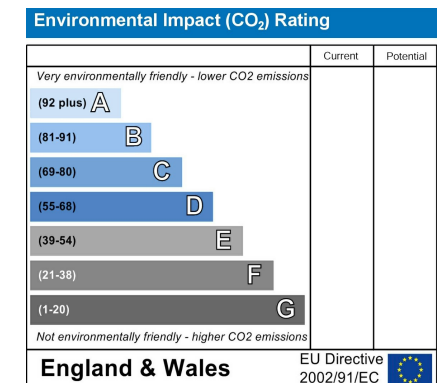
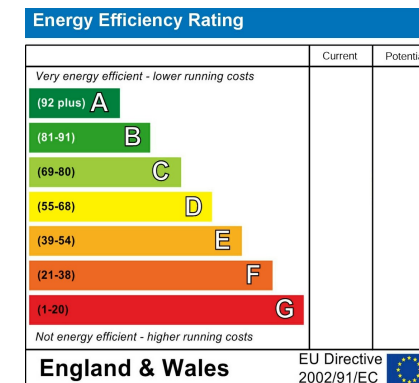
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Lettings Office on 020 8763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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