



FINE & COUNTRY
Kingswood

6 Harpswood Close
Netherne On The Hill, Coulsdon, Surrey CR5 1RX

Property at a glance

- Detached Family Home
- Five/Six Bedrooms
- Three Bathrooms
- Open Plan Kitchen/Dining Room
- Fitted Wardrobes
- Underfloor Heating
- Residents Health Club Access
- Swimming Pool, Tennis Court & Gym Access
- 180 Acres Of Parkland
- Available Early August 2024

Setting

Set conveniently between Merstham and Coulsdon, this property offers fantastic commuter links with easy access to the M25/M23 (South Coast) and less than 30 minutes train journey to London with direct trains to London Bridge, Victoria, Farringdon and Kings Cross.

The pretty village of Merstham offers local shops for convenience, or there are more comprehensive facilities in nearby Reigate, Redhill, Caterham and Coulsdon - all an equidistant 10 minute drive.

There is a good choice of schools in the area including Reigate Grammar, St Bedes, Royal Alexandra & Albert, Dunottar, Caterham and The Hawthorns. Merstham Cricket Club and Reigate Hill Golf Club are both nearby.

£4,250 PCM

6 Harpswood Close

Wonderful opportunity to rent a substantial family home with five double bedrooms and an additional smaller bedroom suitable as a dressing room or nursery. There are two en-suite bathrooms and a good size family bathroom with a bath and separate shower. All bedrooms come with fitted wardrobes.

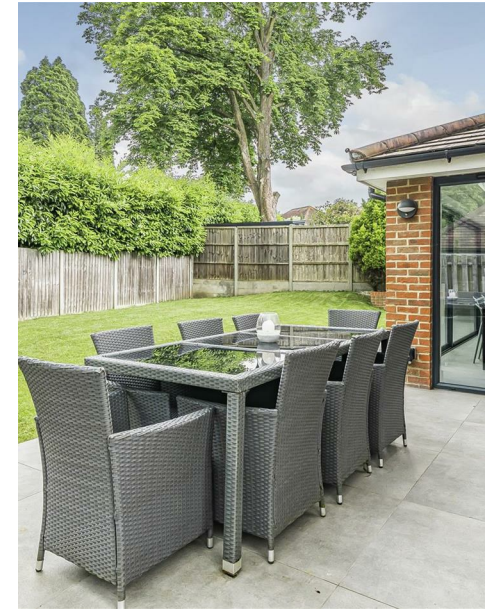
The property is very well presented with great downstairs living space including a study with fitted furniture and a separate living room. The kitchen, dining and family room are bright and spacious with underfloor heating and sliding doors opening onto the garden. The kitchen with integrated appliances includes two ovens, an American style fridge/freezer, dishwasher and wine fridge. There is also a separate utility room with washing machine, tumble dryer, further fridge/freezer and microwave as well as a door to the outside.

If you are looking for a home with a semi-rural feel and a lovely community feel in a peaceful location then this home offers just this. Also included is access to the residents parkland of some 180 acres, a Health Club with gym, swimming pool, fitness centre with classes, tennis court, football and cricket pitch and kids playground to name just a few. The location offers a fast commute into Central London from Coulsdon South Station as well as easy access to the M25 and M23.

TERMS:

Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the TDS (Tenant Deposit Scheme). Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Deposit £6,230 (6 weeks)
Council Tax Band G
Available early August 2024



Harpwood Close, Netherne On The Hill, Coulsdon, CR5

Approximate Area = 2390 sq ft / 222 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2022. Produced for Fine & Country. REF: 1144535

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		80	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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