



## Hine Close, Coulsdon, CR5 1RN

**£1,395,000**

- FOUR / FIVE BEDROOM DETACHED FAMILY HOME
- SUBSTANTIAL REAR EXTENSION CREATING OPEN-PLAN KITCHEN/FAMILY SPACE
- APP-CONTROLLED LOW ENERGY EXTERIOR SMART LIGHTING
- MASTER BEDROOM WITH ENSUITE
- EPC - C
- SOUGHT-AFTER CUL-DE-SAC LOCATION IN NETHERNE
- UNDERFLOOR HEATING TO KITCHEN AND UTILITY ROOM
- KITCHEN MEDIA WALL WITH FEATURE FIREPLACE
- SEPARATE UTILITY ROOM FOR ADDED PRACTICALITY
- COUNCIL TAX BAND - G

**Bedrooms: 5 | Bathrooms: 2 | Receptions: 2**

**Property Type: Detached House**

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS

**Approximate Gross Internal Area 2605 sq ft - 242 sq m  
(Including Garage)**

Ground Floor Area 1675 sq ft – 156 sq m

First Floor Area 930 sq ft – 86 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## John Brown & Mark Youll - Sales

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