



RAYNERS
TOWN & COUNTRY

**ROSE COTTAGE, 6 THE NETHERLANDS
COULSDON, SURREY, CR5 1ND**

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Available for the first time in over 50 years, this charming three-bedroom Dutch-style semi-detached home offers a rare opportunity to acquire a much-loved property that has been beautifully maintained by the current owner but would now benefit from some modernisation.

The accommodation comprises two spacious reception rooms, both featuring attractive brick fireplaces, creating warm and inviting living spaces. The kitchen leads into a bright sun room overlooking the garden, while a separate utility room and downstairs cloakroom add practicality to the ground floor layout.

On the first floor are two generous double bedrooms and a well-proportioned third bedroom, together with a family bathroom featuring a sunken bath and separate shower. A bonus loft room, currently used as a hobbies room, provides valuable additional space with a variety of potential uses.

Externally, the property boasts a large rear garden complete with a pond and a fascinating air raid shelter. To the front, there is an attractive mature garden and a gravel driveway providing off-road parking for several vehicles.

Offered to the market with no onward chain, this unique home combines character, space and history, making it an exceptional opportunity for its next owners.







Tenure: Freehold

Local Authority: Croydon Council

Council Tax Band: F

EPC Rating: TBC

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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