



36 Blue Leaves Avenue
Coulston, CR5 1NU

Price Guide £525,000



36 Blue Leaves Avenue

Coulsdon, CR5 1NU

Nestled in the tranquil cul-de-sac of Blue Leaves Avenue, Coulsdon, this modern semi-detached house is a splendid find for those seeking a comfortable family home. Part of the highly sought-after Nethrne Village development, this property has been thoughtfully upgraded by its current owners, ensuring a blend of style and functionality.

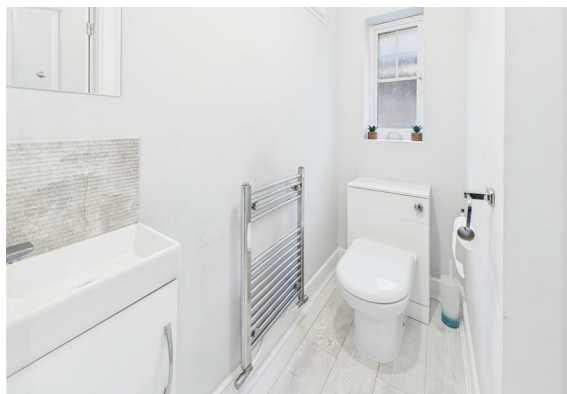
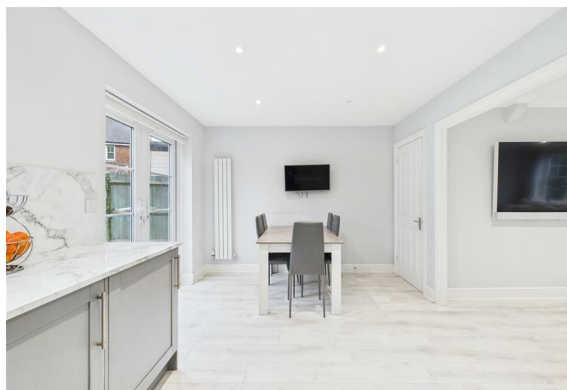
Upon entering, you are welcomed by an open-plan lounge that effortlessly flows into a contemporary kitchen-breakfast room, creating an inviting space perfect for both relaxation and entertaining. The ground floor also features a convenient downstairs w.c., enhancing the practicality of the layout.

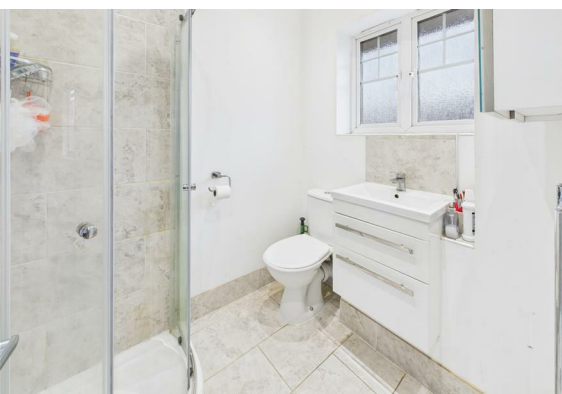
As you ascend to the first floor, you will discover a spacious main bedroom complete with an en-suite shower room, providing a private sanctuary for the homeowners. Additionally, there are two further bedrooms, ideal for family or guests, along with a beautifully refitted bathroom that adds a touch of luxury.

The exterior of the property boasts a level rear garden, perfect for outdoor activities or simply enjoying the fresh air. Side access adds to the convenience, while the former garage has been cleverly converted into a home office, offering an ideal retreat for those who work from home or require a quiet space for study.

Completing this delightful property is a driveway, providing parking. This semi-detached house is not just a home; it is a lifestyle choice, offering modern living in a peaceful setting. Do not miss the opportunity to make this charming property your own.

Living in Netherne Village not only offers a modern home but also access to a range of fantastic amenities. For a modest annual management fee, residents can enjoy the village gym, swimming pool, tennis courts, children's play area, and beautifully maintained local grounds, fostering a vibrant community spirit.





Entrance Hall

Lounge

Kitchen-Breakfast Room

W.c

Stairs to

First floor landing

Bedroom 1

En-suite Shower Room

Bedroom 2

Bedroom 3

Family Bathroom

Rear Garden with side access

Front Garden

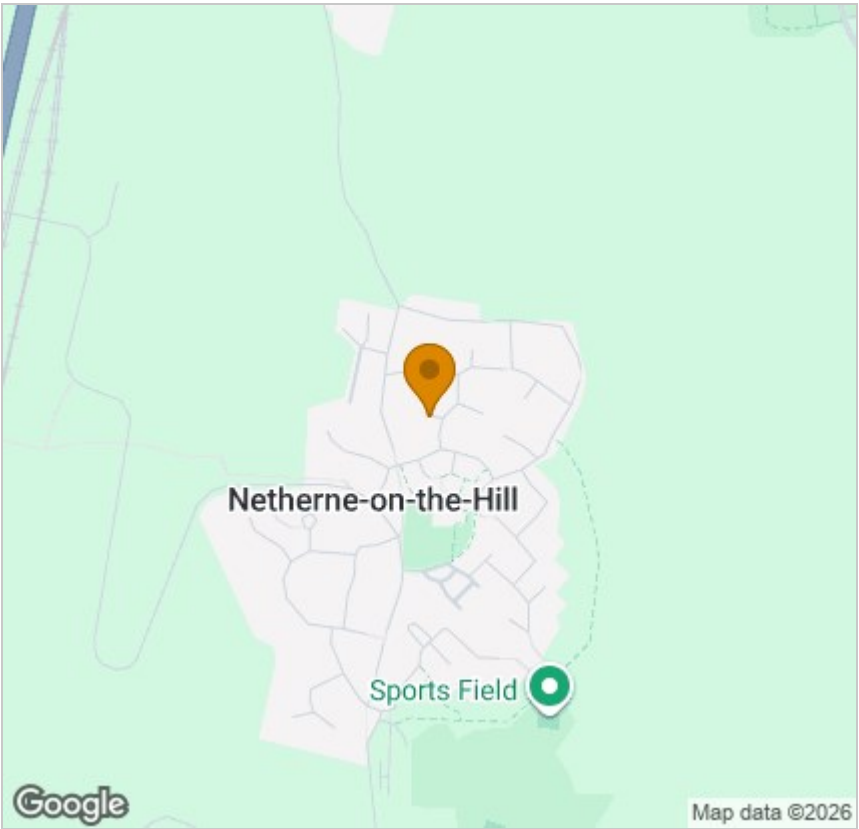
Parking

Home Office which was the garage

Floor Plan



Area Map



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.



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Energy Efficiency Graph

