



**10 Blue leaves avenue**  
Coulston, CR5 1NU

**£430,000**



## 10 Blue leaves avenue

Coulsdon, CR5 1NU

Nestled in the sought-after Netherne Village development on Blue Leaves Avenue, Coulsdon, this modern and beautifully presented two-bedroom house is a true gem. The property has been thoughtfully upgraded by its current owners, making it an ideal choice for professional couples or growing families.

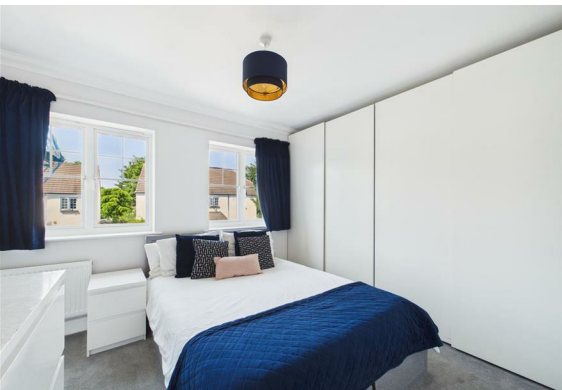
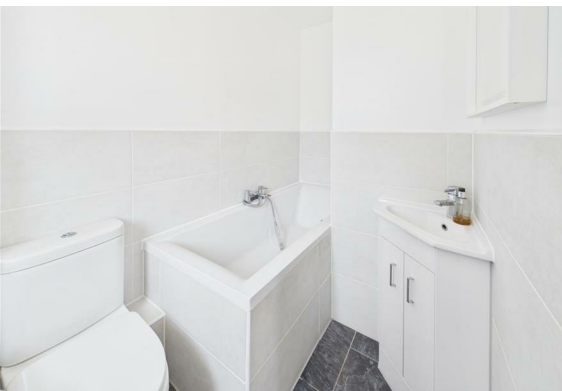
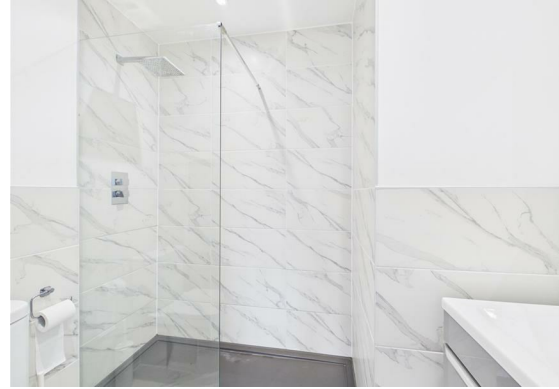
Upon entering, you are greeted by a welcoming entrance hall that leads to a stylish modern kitchen, perfect for culinary enthusiasts. The ground floor also features a convenient w.c and a spacious lounge, which boasts a door that opens directly to the rear garden, creating a seamless flow between indoor and outdoor living.

Venture upstairs to discover two well-appointed bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort for all occupants. This thoughtful layout enhances the property's appeal, making it both functional and inviting.

The outside space is equally impressive, with a rear garden that is perfect for alfresco dining and enjoying the warmer months. Additionally, there is a parking space at the front of the property, providing convenience for residents and guests alike.

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

W.C

Kitchen

Lounge

Stairs to

First floor landing

Bedroom 1

En-suite shower room

Bedroom 2

En-suite bathroom

Rear Garden

Parking to front

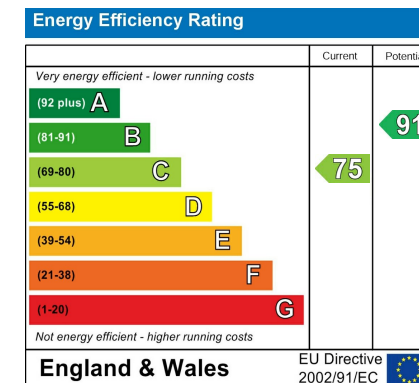
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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