



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

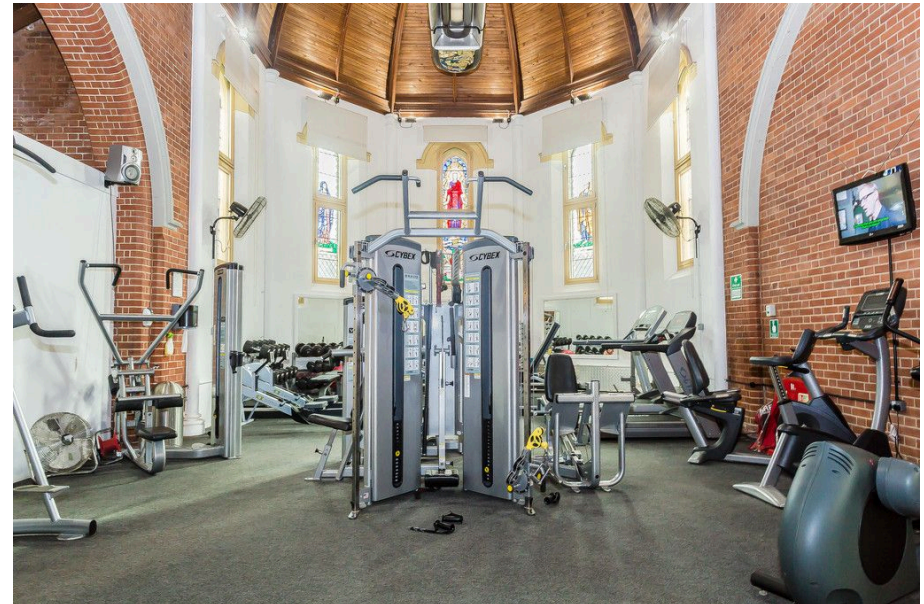
Hine Close, Coulsdon, CR5 1RN

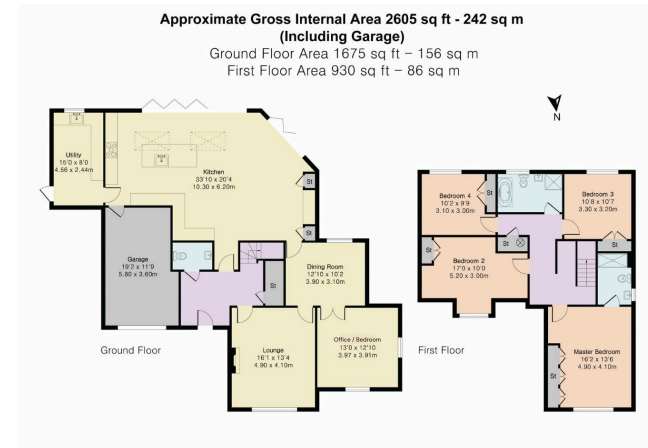
£1,395,000

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- FOUR / FIVE BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH ENSUITE
- EPC - C
- SOUGHT-AFTER CUL-DE-SAC LOCATION IN NETHERNE
- KITCHEN MEDIA WALL WITH FEATURE FIREPLACE
- SEPARATE UTILITY ROOM FOR ADDED PRACTICALITY
- COUNCIL TAX BAND - G





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 representational 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.



Please note that a quarterly fee of £322.00 is payable for residency in Netherne Village. This quarterly fee covers the immaculate upkeep of the village common buildings and extensive common grassed areas, children's playground, pavilion café, cricket pitch, football pitch, village hall etc plus residents full free family access to facilities listed - 18 metre swimming pool, sauna, professional fitness suite machines and free weights with fitness classes available & children's swimming lessons.

Outdoor tennis courts x 2

Note - An exit fee of 0.25% of the property sale value is payable by the vendor. This is applicable for any property being sold located within the private Village of Netherne.

YOUR LOCAL INDEPENDENT AGENT

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