

**11 Broadwood Road**  
Coulson, CR5 1PL

**£875,000**



# 11 Broadwood Road

Coulsdon, CR5 1PL

Nestled in the desirable Netherne Village development on Broadwood Road, Coulsdon, this stunning four-bedroom detached family residence is a true gem. The property has been thoughtfully upgraded by its current owners, ensuring a modern and comfortable living experience.

Upon entering, you are greeted by a spacious and inviting atmosphere, enhanced by new double glazing throughout. The ground floor boasts a remarkable extension that creates a magnificent open-plan kitchen-dining area, perfect for family gatherings and entertaining guests. This space is filled with natural light, making it a delightful area to enjoy meals and spend time together.

The first floor features a striking turning staircase that leads to a master bedroom complete with a dressing area, en-suite shower room, and fitted wardrobes, providing both luxury and convenience. Additionally, there are three further generously sized double bedrooms, ensuring ample space for family or guests, along with a well-appointed family bathroom.

The outdoor space is equally impressive, with a beautifully landscaped rear garden that includes two decking patio areas, ideal for alfresco dining or simply relaxing in the sun. The property also benefits from side access, making it easy to maintain the garden.

To the front of the house, you will find an integrated double garage and parking, adding to the convenience of this exceptional home. This property is not just a house; it is a perfect family residence that combines modern living with a welcoming atmosphere. Internal viewing is essential to fully appreciate all that this home has to offer.

Set in approximately 180 acres of land, Netherne on the Hill is a thriving new village and offers a delightful combination of countryside living and modern convenience. Local facilities include a village green with cricket pitch.

**PLEASE NOTE THERE ARE MANAGEMENT FEES PAYABLE ANNUALLY BY EACH HOUSEHOLD FURTHER DETAILS AVAILABLE UPON REQUEST.**





Entrance Hall

W.c

Lounge

Office - Snug

Open Plan Kitchen Dining Room

Utility Room

Door to Garage

Double Garage

Stairs to

First Floor Landing

Bedroom 1

Ensuite Shower Room

En-suite Dressing Area

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

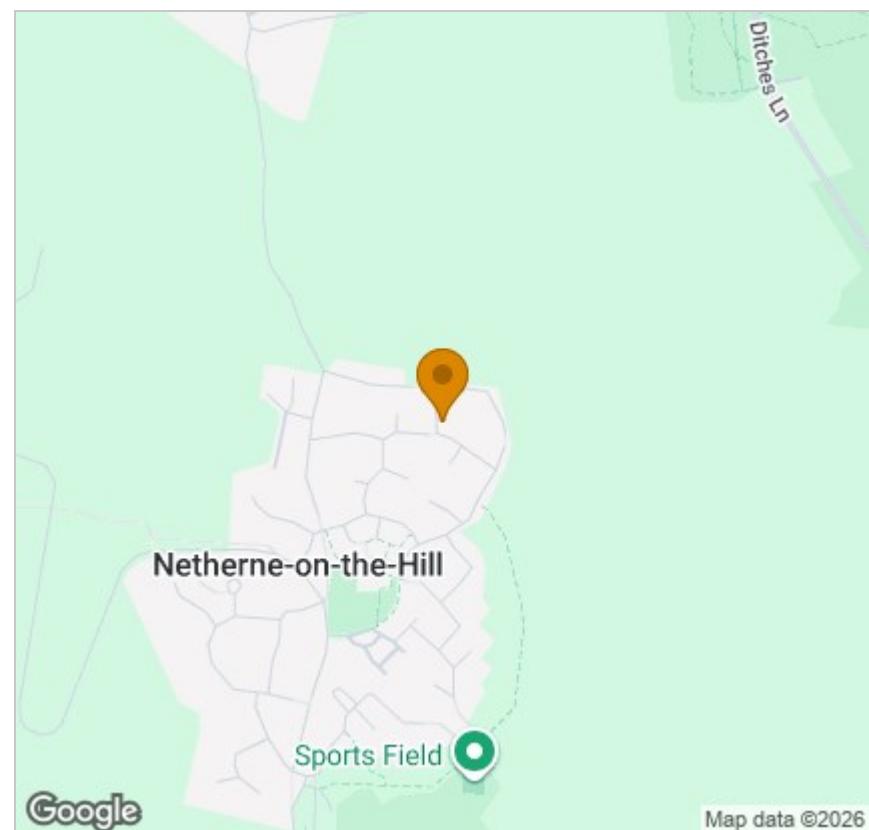
Rear Garden

Driveway and Front Garden

## 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

