



**8 Blue Leaves Avenue**  
Coulson, CR5 1NU

Offers Over £499,950



## 8 Blue Leaves Avenue

Coulsdon, CR5 1NU

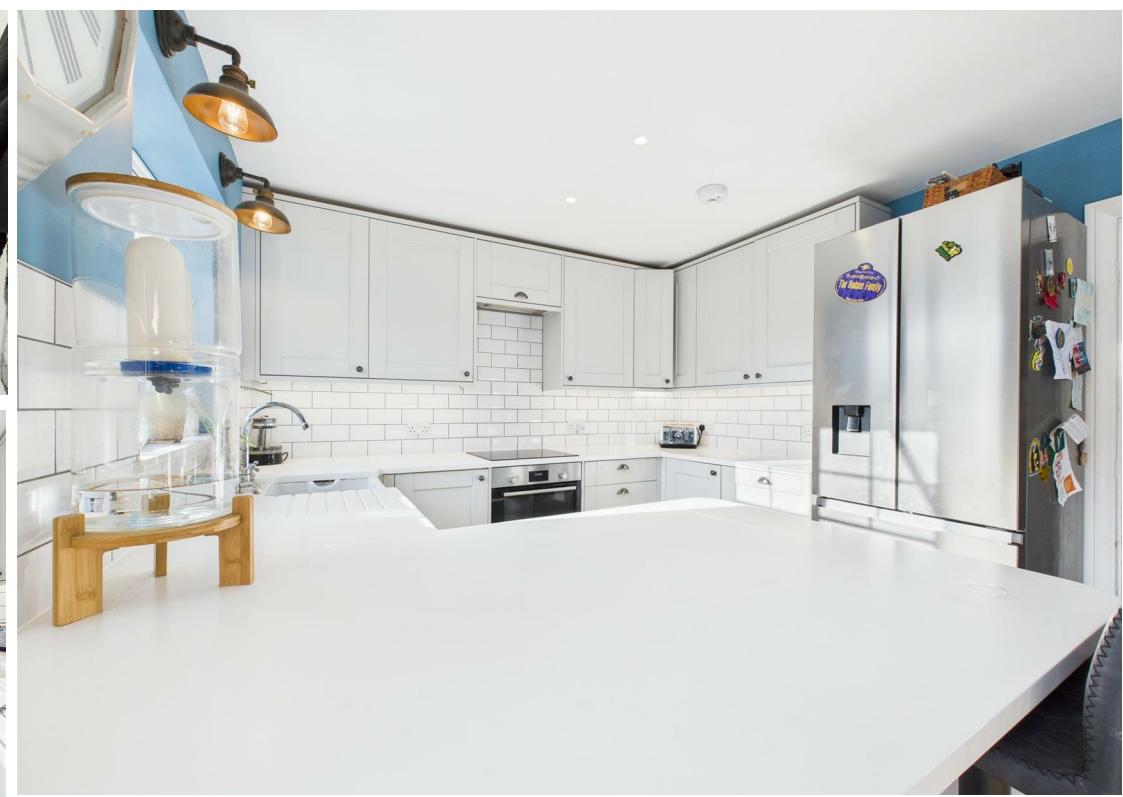
Nestled in the charming Netherne Village on Blue Leaves Avenue, this delightful end terrace house is an ideal home for a growing family. Built after the year 2000, the property is presented in generally good decorative order, making it a wonderful opportunity for those seeking a comfortable and inviting living space. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient w.c. The spacious lounge provides a perfect setting for relaxation and family gatherings, while the refitted kitchen-breakfast room offers a modern space for culinary adventures and casual dining.

The first floor boasts three well-proportioned bedrooms, including a master bedroom that features a walk-in wardrobe area, complete with plumbing for a potential en-suite shower room. This thoughtful design allows for flexibility and convenience, catering to the needs of a busy family. The family bathroom is also located on this level, ensuring ample facilities for all.

Outside, the property benefits from a lovely garden, providing a serene outdoor space for children to play or for hosting summer gatherings. There is side access to the garden, as well as access to the garage, which has been creatively transformed into a versatile area that can serve as an office, children's play area, or a cosy TV room.

This end terrace house on Blue Leaves Avenue is not just a property; it is a home filled with potential and warmth. An internal viewing is highly recommended to fully appreciate all that this lovely family home has to offer.

Located close to Coulsdon, offering excellent access to M25, this new community offers a delightful combination of countryside living and modern convenience. Set in approx 180 acres, a now thriving new community, with a wealth of facilities which are for residents only and include, Gym, swimming pool, cricket green, tennis courts and pavilion. Children's play area, and now newly opened village hall, offering various activities





- Entrance hall
- Lounge
- Kitchen-breakfast room
- Cloakroom
- Landing
- Master bedroom  
13'1" x 10'1" (3.99 x 3.07)
- Wardrobe Area
- Bedroom 2
- Bedroom 3
- Bathroom
- Rear garden
- Front garden



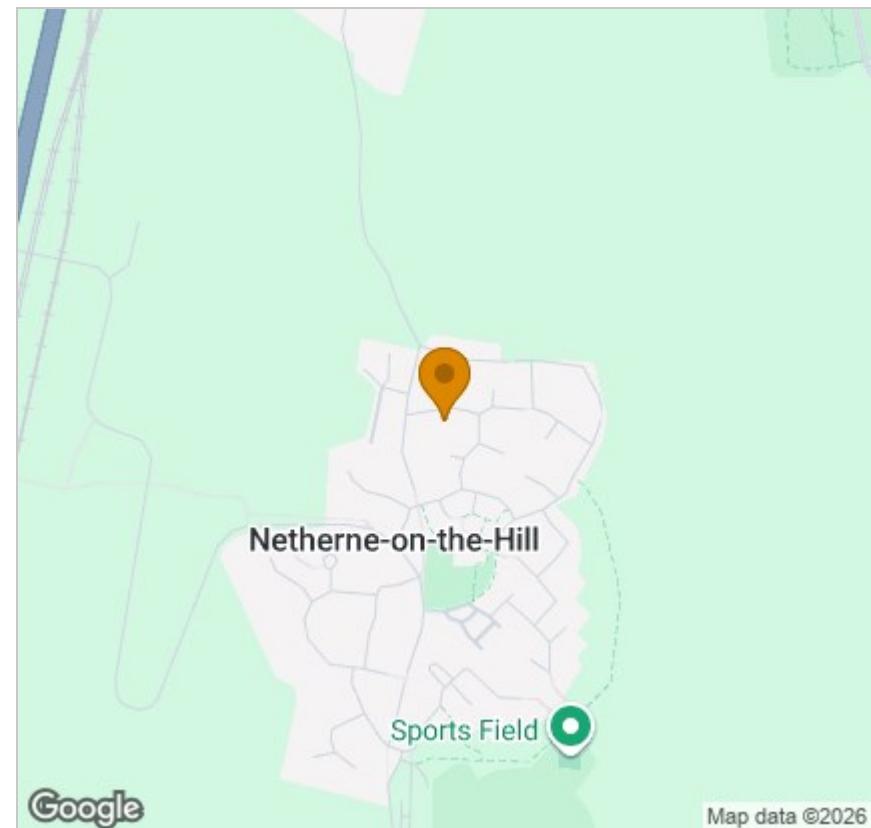
- Garage, currently used as office-tv room
- parking



## 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

