

**36 Blue Leaves Avenue**  
Coulson, 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 Netherne 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.

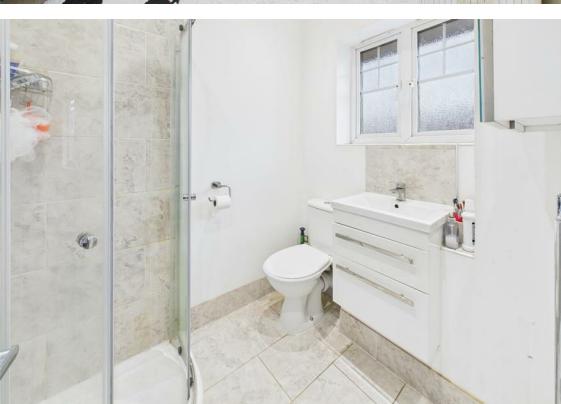
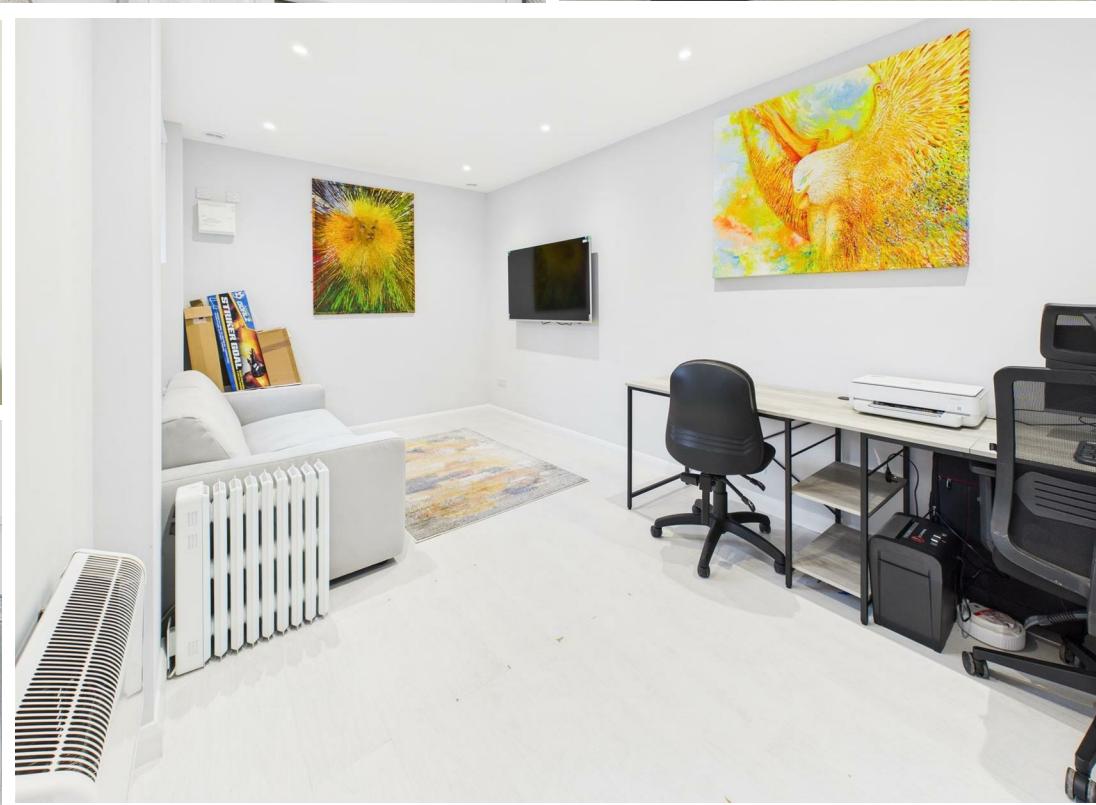
As you ascend to the first floor, you will discover a spacious main bedroom complete with an en-suite shower room, providing a private sanctuary for the homeowners. Additionally, there are two further bedrooms, ideal for family or guests, along with a beautifully refitted bathroom that adds a touch of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

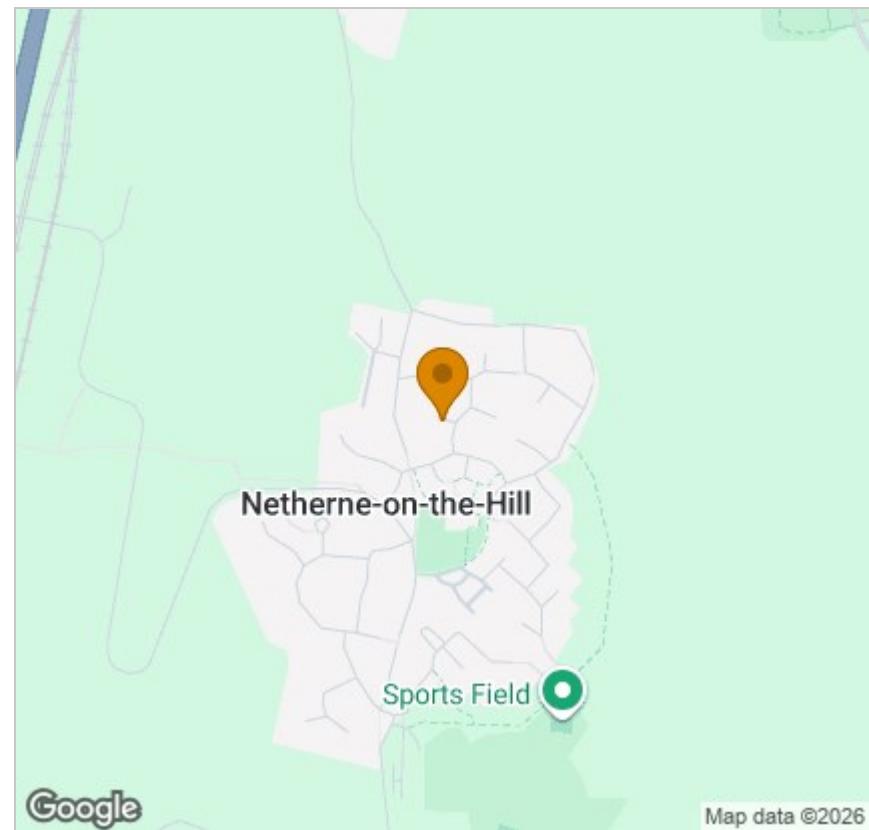
Parking

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

