



11A Netherne Lane
Coulson, CR5 1NR

£725,000



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Coulsdon, CR5 1NR

Nestled on Netherne Lane in the charming area of Coulsdon, this exceptional detached house presents a rare opportunity for discerning buyers. Currently nearing completion, this brand new property boasts four well-proportioned bedrooms, making it an ideal home for families seeking space and comfort.

As you enter, you are greeted by a spacious entrance hall that leads to a convenient w.c. The living room offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the impressive open-plan kitchen-dining-family room, designed to cater to the needs of modern family life. This versatile space is perfect for gatherings, whether it be a casual family meal or a festive celebration.

The first floor features four bedrooms, including a master suite with an en-suite bathroom, providing a private retreat for the homeowners. A well-appointed family bathroom serves the remaining bedrooms, ensuring convenience for all.

Outside, the property boasts a lovely garden, ideal for alfresco dining or simply enjoying the outdoors. The front of the house features a driveway, providing ample parking space.

With reservations now being taken, this stunning property is not expected to remain on the market for long. A 10-year building warranty will also be available, offering peace of mind for your investment. We invite you to call us now to arrange a viewing and secure your chance to own this remarkable home in Coulsdon.

(IMAGES ARE AI GENERATED AS PROPERTY IS CURRENTLY UNDER CONSTRUCTION, AND FLOOR PLANS TO BE USED AS A GUIDE ONLY)



Entrance Hall

Open Plan Kitchen-Dining-Family
Room

Living Room

W.c

Stairs to

First Floor landing

Bedroom

En-suite

Bedroom

Bedroom

Bedroom

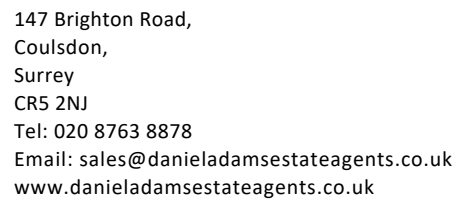
Family Bathroom

Rear Garden

Driveway and Parking

The floor plan shows a rectangular building with a front entrance on the left and a rear entrance on the right. The front entrance leads into a large open-plan area labeled 'Kitchen/Dining/Living' (38 m²). This area contains a fireplace on the left wall and a dining table with six chairs. To the right of this area is a 'Living Room' (15 m²) with a fireplace on the right wall and a window. A 'Hallway' (6 m²) connects the front entrance to the rear entrance and the living room. At the rear entrance, there is a 'WC' (3 m²) and a 'CPD' (Closet/Pantry/Dressing) area. A staircase labeled 'UP' is located near the CPD. The total area is 68.7 m².

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.



A map of Netherne-on-the-Hill. Brighton Rd is shown on the left. A location pin is placed in the upper central part of the map. A sports field is marked with a green circle and labeled 'Sports Field' in the lower right. The map includes the Google logo and 'Map data ©2026' in the bottom right corner.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		