



**AN ATTRACTIVE FOUR BEDROOM SEMI-DETACHED HOUSE  
IN THE POPULAR 'DUTCH' VILLAGE**

**'DOWNLEA'  
32 THE NETHERLANDS COULSDON CR5 1ND**



**PRICE £ 429,950 FREEHOLD**

The 'Dutch Village' is a quiet corner of Coulsdon being adjacent to the Farthing Downs and situated only just over one mile south of Coulsdon town centre. Originally developed in the 1930's and subsequently completed in the 1950's, the houses are of Dutch style appearance and no 32 is one that was built in the 1930's. Ideally placed the Downs, buses, Coulsdon South mainline station and easy access to the M23/25 motorways. The area offers a wide selection of schools and recreational facilities and is close to open countryside and green belt land.

## 'DOWNLEA', 32 THE NETHERLANDS, COULSDON

This **ATTRACTIVE SEMI-DETACHED CHARACTER HOUSE** offers well proportioned accommodation with \* MASTER BEDROOM with SEPARATE BATH AREA \* 3 FURTHER GOOD SIZED BEDROOMS \* BATHROOM \* SPACIOUS LOUNGE (about 18'4 x 13'6) \* SEPARATE 22'10 DINING ROOM \* 16' FITTED KITCHEN \* UTILITY ROOM \* SECLUDED REAR GARDEN with LARGE LOG CABIN (ideal for home office etc) \* DRIVEWAY FOR PARKING FOR 3/4 CARS \* GARAGE \* GAS CENTRAL HEATING \* REPLACEMENT DOUBLE GLAZED WINDOWS. **EARLY VIEWING RECOMMENDED.**

THE ACCOMMODATION briefly comprises with following (all dimensions approximate)-

### TOP FLOOR

**BEDROOM 1: about 20'5 max narrowing to 13'7 x 10' min (some restricted headroom)** with 6 velux windows and views over rear garden and surrounding area, inset spotlights, 2 radiators, access to eaves storage space, telephone point. **'Bath Area'** with feature roll top bath, pedestal wash basin, part tiled walls, ceramic tiled floor, towel rail/radiator, extractor fan, inset spotlights. Stairs to –

### FIRST FLOOR

**BEDROOM 2: about 15'5 max x 11'7 max** with picture rail, radiator, eaves storage cupboard, telephone point.

**BEDROOM: 3 about 15'8 max into bay x 11'7 max** with coving, picture rail, radiator, inset spotlights.

**BEDROOM 4: about 8'3 x 8'2** with radiator.



**SPACIOUS FAMILY BATHROOM: about 8'4 x 8'2** with contemporary style roll top bath, pedestal wash basin with mixer tap, low suite WC, enclosed fully tiled shower cubicle with shower, complementary part tiled walls, ceramic tiled floor with underfloor heating, towel rail/radiator, inset spotlights, access to eaves storage space with space and plumbing for washing machine and vent for tumble dryer.

**LANDING:** with inset spotlights and stairs to –

### GROUND FLOOR

**ARCHED ENTRANCE PORCH:** with original wooden entrance door to:

**ENTRANCE HALL:** with radiator with attractive ornamental cover, 'Amtico' flooring, coat cupboard under stairs, cupboard under stairs with electric meter.



**FRONT RECEPTION ROOM: about 18'4 x 13'6 max** double aspect with original floorboards with underfloor heating, alcove with inset light, coving, two 'porthole' windows to rear reception room.

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**REAR RECEPTION ROOM:** about 22'10 max into bay x 11'5 max with coving, wall light points, alcove, patio doors to rear garden, archway to –



**KITCHEN:** about 16'4 x 8'6 max with range of attractive fitted units including base units with cupboards and drawers, work surfaces, inset cast iron sink unit, wine rack, breakfast bar, part tiled walls, inset spotlights, velux window, laminate wood flooring. Door to –

**UTILITY ROOM:** with space for fridge/freezer, plumbing for dishwasher, door to rear garden.

**CLOAKROOM:** with low suite WC, pedestal wash basin, fully tiled walls, inset spotlights, ceramic tiled floor, radiator.

**OUTSIDE**



**REAR GARDEN:** extending to about 115' x 36' with patio area adjacent to house, flower beds and borders, ornamental pond, shrubs, hedges, outside lighting. Water tap. Sideway.

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**LOG CABIN:** about 25'7 x 11'2 (ideal for home office, playroom etc.) with telephone point, power and light, decked 'patio'.

**FRONT GARDEN:** with flower beds. Driveway with parking for 3/4 cars.

**GARAGE:** about 16'11 x 8'3 with power and light, plumbing. We understand from our Vendors that they have had planning permission granted to convert the garage to extend the kitchen (plans are available upon request).

**LOCAL AUTHORITY:** London Borough of Croydon. **Tax Band 'F'**

