



**38 Coulsdon Road**  
Coulsdon, CR5 2LA

**Price Guide £625,000**



## 38 Coulsdon Road

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Nestled on the esteemed Coulsdon Road, this attractive detached home presents a wonderful opportunity for those seeking a blend of comfort and potential. With its charming double fronted façade, this property boasts three reception rooms and three well-proportioned bedrooms, making it an ideal family residence.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a cloakroom/WC, ensuring convenience for guests. The spacious kitchen flows seamlessly into the lounge, creating a perfect space for relaxation and entertaining. Additionally, the second reception room offers a dining room space and the third room can serve as a fourth bedroom or a versatile playroom, catering to your family's needs.

The first floor features a landing that leads to three good-sized bedrooms, each offering ample natural light and space. The family bathroom is well-appointed, providing a comfortable retreat for daily routines. Outside, the property is complemented by a garage and an extensive driveway, providing ample parking for residents and visitors alike. The mature rear garden is a delightful space for outdoor activities and gardening enthusiasts.

Situated on a prime residential road, this home is conveniently located on a bus route and is easily accessible to Coulsdon and its railway stations. Families will appreciate the proximity to well-performing schools, ensuring quality education for children. For leisure enthusiasts, the Coulsdon Court Manor Golf Club is just a stone's throw away, offering recreational opportunities.

Having been lovingly maintained for over 30 years, this home is well-presented throughout and awaits your personal touch to remodel and redesign. Competitively priced for the spring and summer market, this property is not to be missed. We invite you to call us to arrange a viewing and explore the potential this charming home has to offer.





Entrance hallway

Cloakroom/WC

Kitchen

Dining room

Lounge

Third reception/playroom/bedroom  
4

Landing

Bedroom

Bedroom

Bedroom

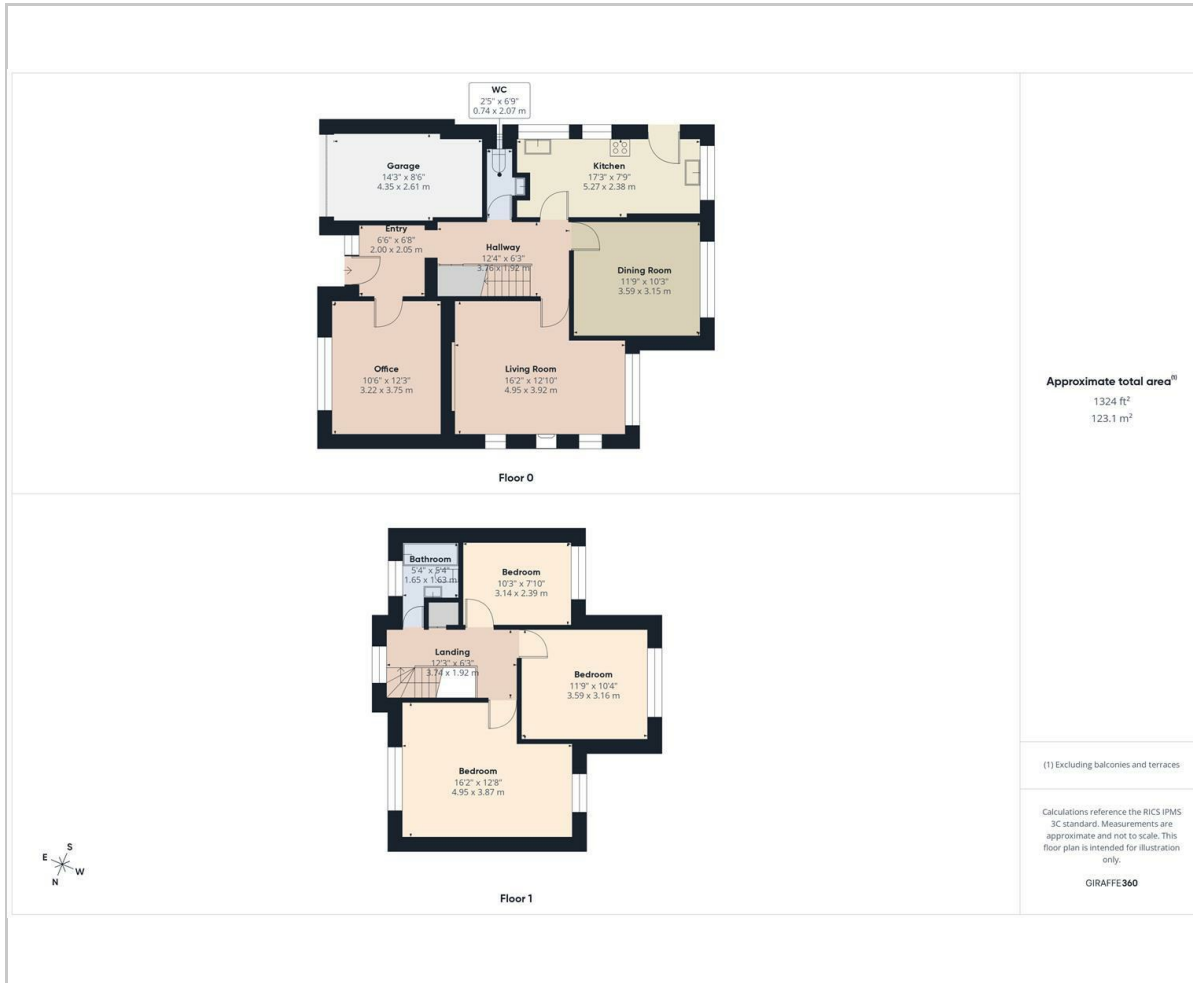
Bathroom/WC

Integral garage

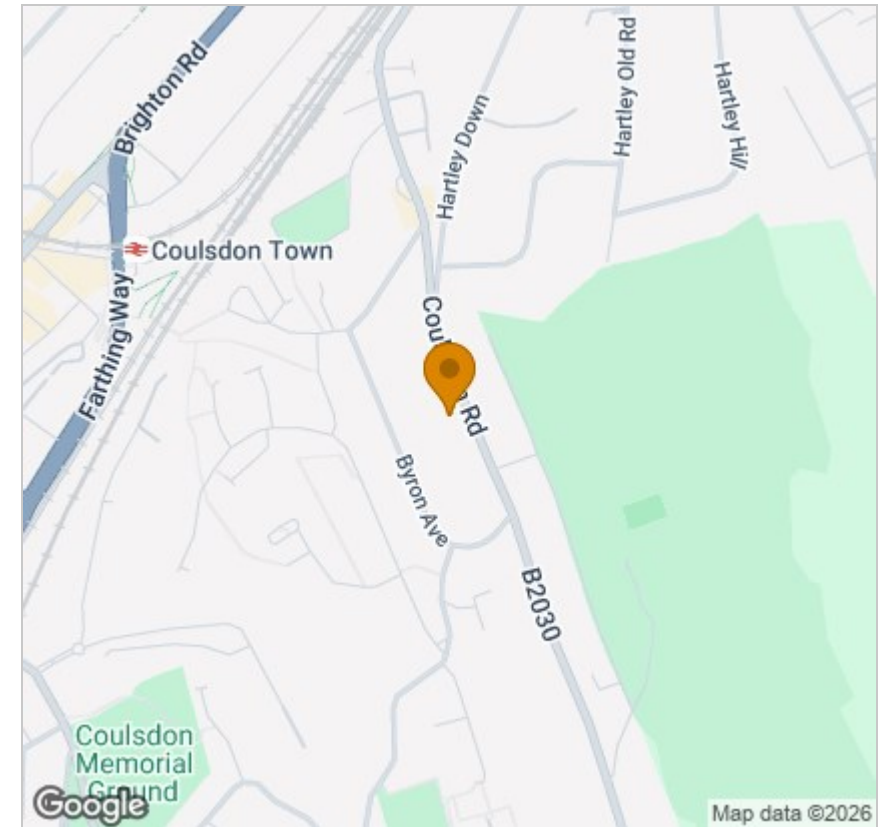
Parking

Gardens

## 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

