



**46 Reddown Road**  
Coulson, CR5 1AX

**£799,995**



## 46 Reddown Road

Coulsdon, CR5 1AX

Nestled on the picturesque Reddown Road in Coulsdon, this charming detached house, built in the early 1900's, offers a delightful blend of character and modern living, making it an ideal home for growing families and commuters alike. This residence boasts three spacious reception rooms and four well-proportioned bedrooms, providing ample space for both relaxation and entertainment.

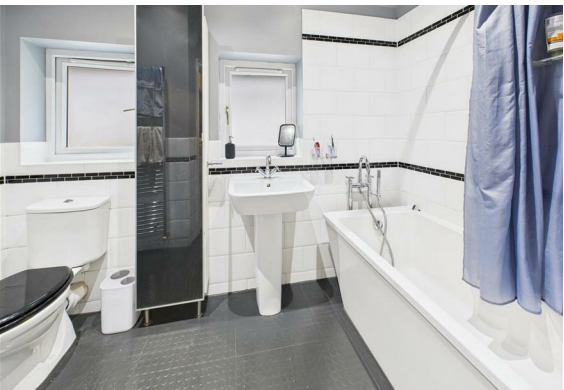
As you step through the inviting entrance hall, you are greeted by a sense of warmth and homeliness that permeates throughout the property. The ground floor features a generous lounge, perfect for family gatherings, alongside an additional reception room that can serve as a dining room or family room. The large kitchen, complete with a dining area, is designed for both functionality and entertaining, while the adjoining utility room adds to the convenience of daily living.

Descend the stairs from the entrance hall to discover the lower ground floor and the third reception room used as a TV room, ideal for unwinding after a long day. The first floor accommodates four good-sized bedrooms (two large double rooms and two large single rooms), along with a family bathroom that caters to the needs of the household.

Outside, the level rear garden features a patio area, perfect for al fresco dining or enjoying a morning coffee in the sun. Additional storage and boiler room is conveniently located under the house, together with a "gardeners toilet" to the side, while the front of the property includes a garage, and a driveway for off-street parking.

With Coulsdon South Station just a short distance away, this property is perfectly positioned for those commuting into London. Viewing is highly recommended to fully appreciate the wealth of accommodation and the unique charm this family home has to offer.



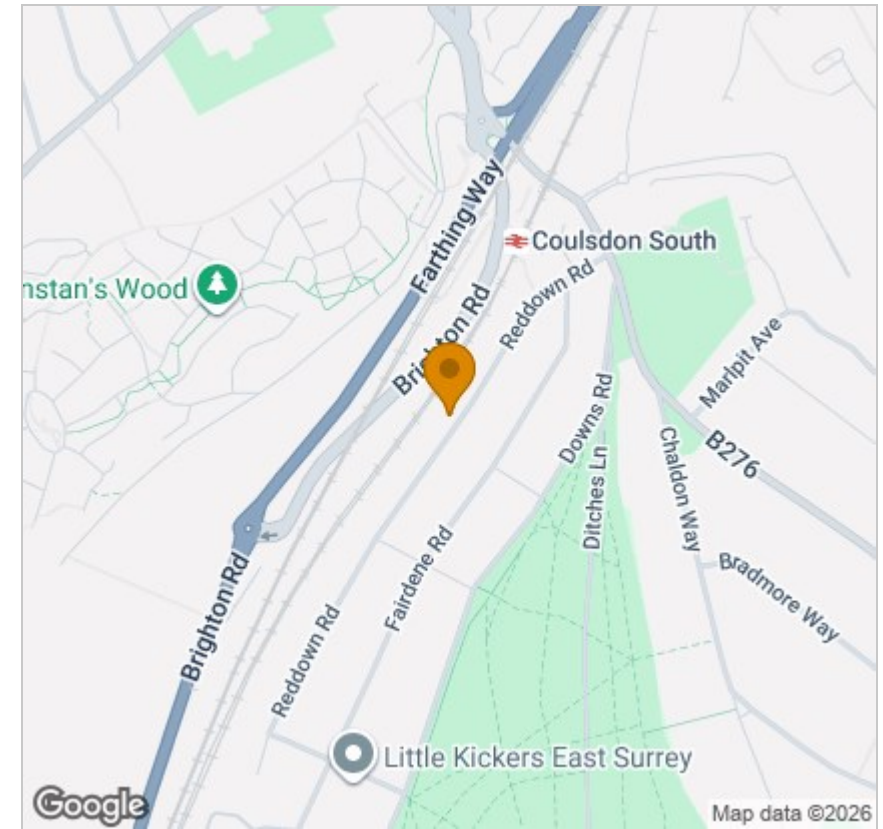


- Enclosed Porch
- Entrance Hall
- Lounge
- Family Room - Dining Room
- Kitchen - Dining Area
- Utility Room
- Stairs down to Third Reception Room
- Stairs upto
- First Floor landing
- Bedroom 1
- Office Area
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Rear Garden
- Front Garden
- Driveway
- Garage

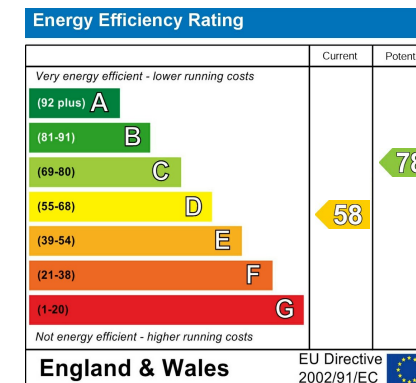
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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