



**99 Brighton Road**  
Hooley Coulsdon, CR5 3EG

**£559,999**



## 99 Brighton Road

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Nestled on Brighton Road in the charming area of Hooley, Coulsdon, this impressive detached house presents an exceptional opportunity for those seeking a spacious family home. With four bedrooms and two bathrooms, this property offers flexible accommodation to suit a variety of lifestyles.

As you approach the property, the inviting driveway hints at the unique character that awaits within. Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, ensuring convenience for both residents and guests. The expansive lounge-dining area is perfect for entertaining, while the study provides a quiet space for work or relaxation. Additionally, there is a versatile reception room that can serve as a fourth bedroom, catering to your specific needs.

Venturing upstairs, you will find three well-proportioned bedrooms, including one with an en-suite shower room, providing a private retreat. The family bathroom is thoughtfully designed to accommodate the needs of a busy household.

The property boasts a level rear garden, ideal for outdoor activities and gatherings, with side access for added convenience. A garage at the front of the house and ample parking space for several cars further enhance the appeal of this remarkable home.

Offered to the market with no onward chain, this much-loved property is a must-see. An internal viewing will reveal the true potential and charm of this delightful residence. Do not hesitate to call now to arrange your visit and discover all that this wonderful home has to offer.





entrance hall

lounge-dining area

family room

study-bedroom

kitchen

w.c

stairs to

first floor landing

bedroom

en-suite shower room

bedroom

bedroom

family bathroom

rear garden

front garden

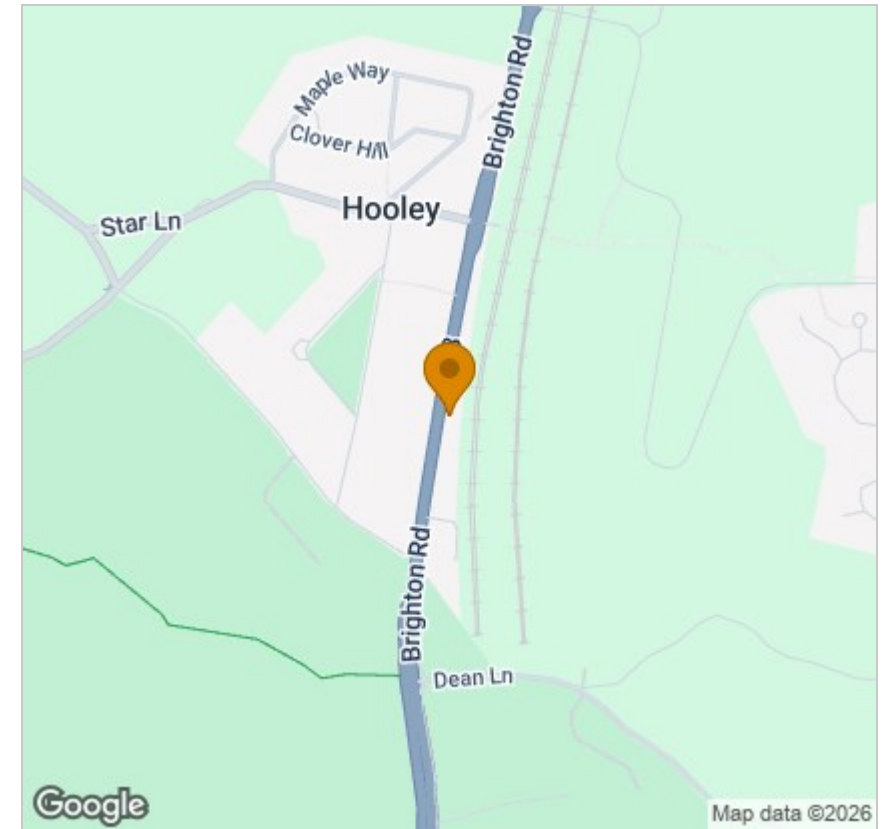
garage

parking for several cars

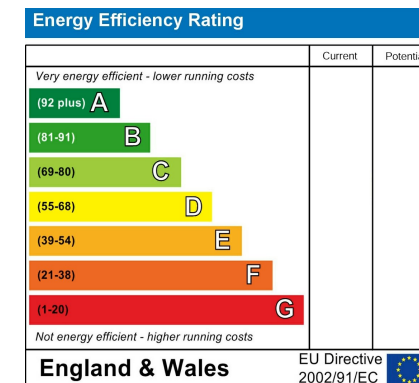
## Floor Plan



## 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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