

**48 Howard Road**  
Coulson, CR5 2EA

**£850,000**



## 48 Howard Road

Coulsdon, CR5 2EA

A stunning four bedroom detached family home, located on one of Coulsdon's premier Roads.

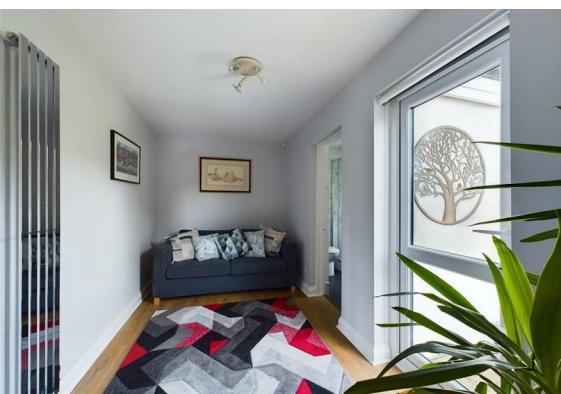
This attractive double fronted property has been upgraded by its current owners, and is offered to the market in superb decorative order throughout. Benefiting from spacious open plan living, modern kitchen/ diner a choice of 3 bathrooms and 3 reception rooms. Some features include high ceilings, large level garden with attractive patio area, and the opportunity to create annex potential living. The property comprises, Entrance hall with returning split level staircase, Sitting room, Kitchen/ Breakfast room, Family room extends to Conservatory, Utility room. A further ground floor Lounge/guest bedroom 5 and downstairs Shower room-WC. Upstairs are four bedrooms, the main bedroom with En-Suite and a separate family bathroom completes the upstairs from spacious landing area. Outside is a large level garden, with patio area, further sun room and shed with surround mature trees and shrubs. The garage has been converted to general storage area.

The property benefits great broadband facilities, ADSL under 24mbps Superfast 24 -100 mbps Ultrafast 100-999 mbps Gigabit 1000 mbps all with 100% availability.

Information provided by Uswitch. Availability provided by Ofcom.

Howard Road is a tree lined residential road situated on the West side of Coulsdon. It is within easy reach of Woodcote Primary Outstanding Ofsted report , and Senior School with a Good ofsted rating., Chipstead Valley and Smitham offer further choice of local Primary schools , and within 1km of Coulsdon Town Centre with its shopping and two Rail Stations.





Entrance hallway  
5'8 x 11' (1.73m x 3.35m)

Kitchen  
12'11 x 9'5 (3.94m x 2.87m)

kitchen/Dining room  
12'4 10'7 (3.76m 3.23m)

Sun room  
14'6 x 7'10 (4.42m x 2.39m)

Utility room  
4'11 x 9'6 (1.50m x 2.90m)

Living room  
11' x 19'2 (3.35m x 5.84m)

Guest room/bed 5  
14'1 x 6'11 (4.29m x 2.11m)

Ground floor shower room  
6'6 x 4'9 (1.98m x 1.45m)

Split level landing

Bedroom  
14'1 x 13'11 (4.29m x 4.24m)

En suite  
6' x 4'7 (1.83m x 1.40m)

Bedroom  
11' x 9'1 (3.35m x 2.77m)

Bedroom  
12'3 x 9'10 (3.73m x 3.00m)

Bedroom/office  
11' x 6'3 (3.35m x 1.91m)

Family bathroom/WC  
6' x 9' (1.83m x 2.74m)

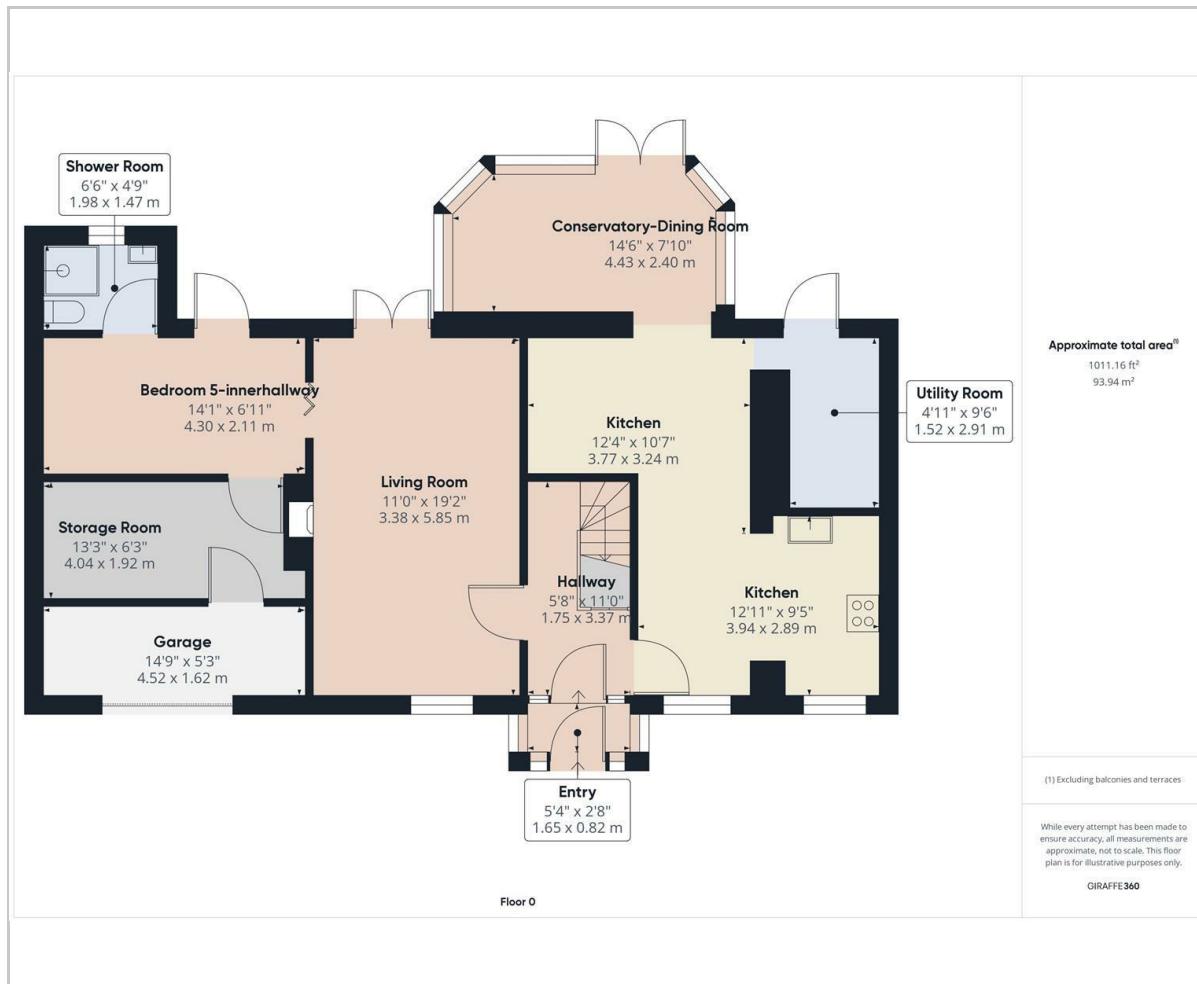
Garage store  
13'3 x 6'3 (4.04m x 1.91m)

Bin Store  
14'9 x 5'3 (4.50m x 1.60m)

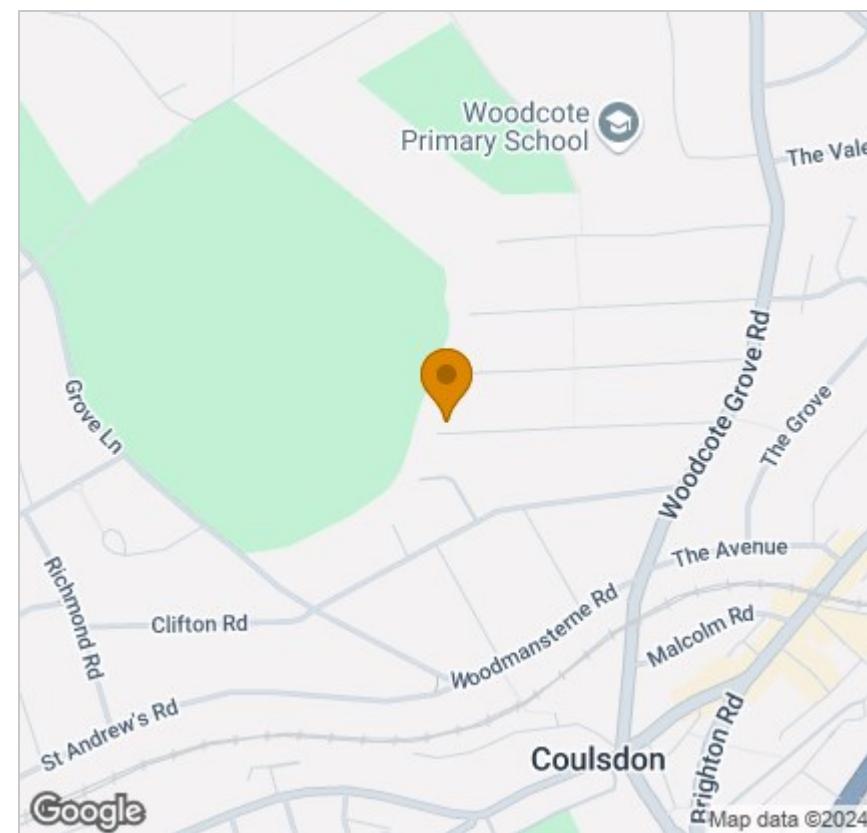
Gardens

Driveway

## 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

