



## 4 railway terraced. Station Approach

Coulsdon North Coulsdon, CR5 2NR

Best Offers Around £450,000



## 4 railway terraced. Station Approach, North Coulsdon, CR5 2NR

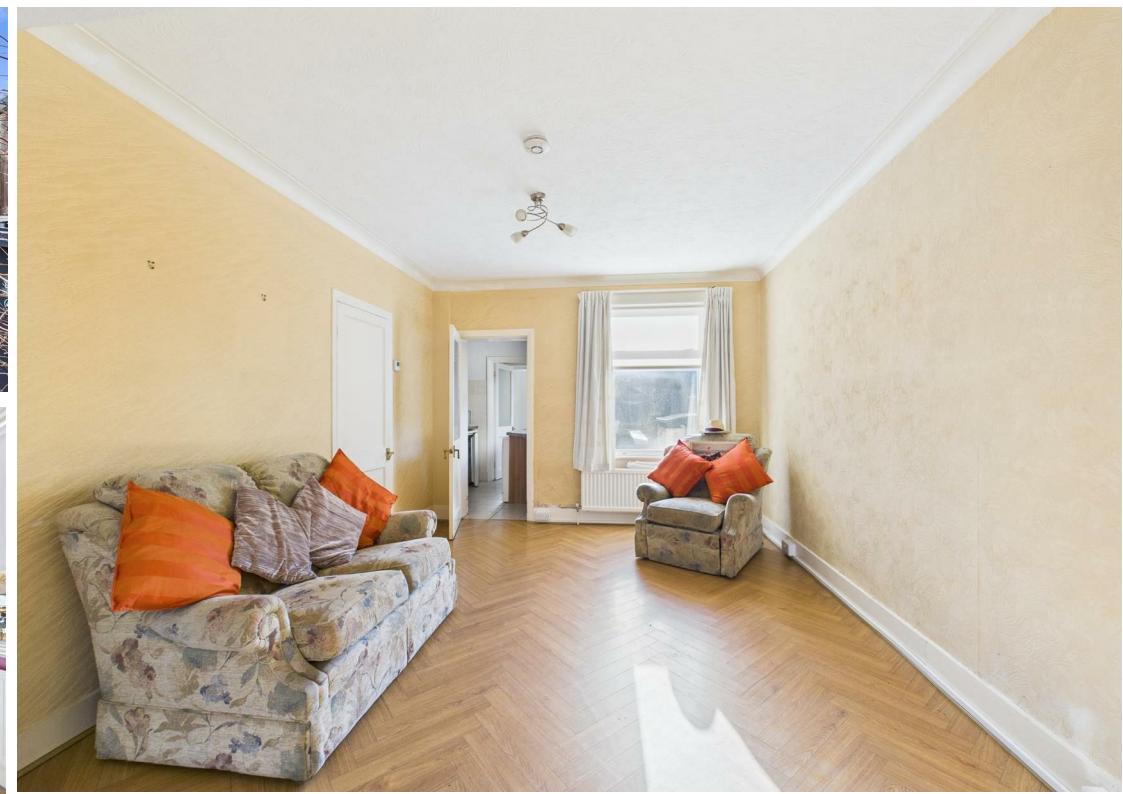
Nestled in the heart of Coulsdon, this charming Victorian end terrace cottage on Station Approach presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge/dining room, perfect for relaxing or hosting gatherings. The kitchen, though in need of some modernisation, provides a functional space for culinary pursuits. An inner hallway grants access to the garden, while a conveniently located ground floor bathroom, complete with a shower over the bath, adds to the practicality of the home.

Upstairs, you will find three generously sized bedrooms, each offering potential for personalisation to suit your style. The outside space is equally appealing, featuring a level garden with decking, ideal for enjoying sunny afternoons or hosting barbecues. Rear access via a back gate enhances convenience, and parking is available on the private road with four permits.

Coulsdon boasts a vibrant high street filled with a variety of independent shops, restaurants, and major supermarkets, ensuring all your daily needs are met. Commuters will appreciate the proximity to Coulsdon Town railway station, as well as the short walk to Coulsdon South, making travel to London and beyond effortless. Additionally, well-regarded schools are located nearby, making this an ideal location for families.

This property is offered with vacant possession and is chain-free, providing a smooth transition for the new owner. Don't miss the chance to make this delightful cottage your own; contact us today to arrange a viewing.





Entrance hallway

Lounge/dining room

Kitchen

Inner hallway

Ground floor bathroom/WC

1st floor

Bedroom

Bedroom

Bedroom

Garden front garden

## Floor Plan



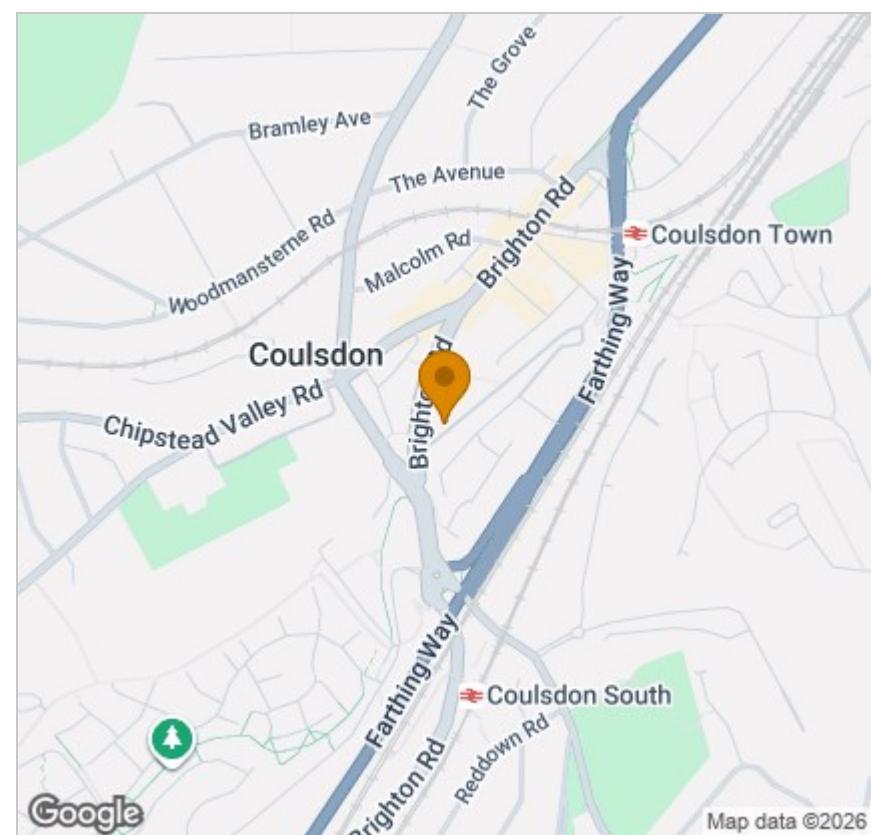
## Viewing

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.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)  
[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	