

**tollers cottages Tollers Lane**  
Coulston, CR5 1BD

**Price Guide £400,000**



## tollers cottages Tollers Lane Coulsdon, CR5 1BD

Price Guide £400,000-£430,000.

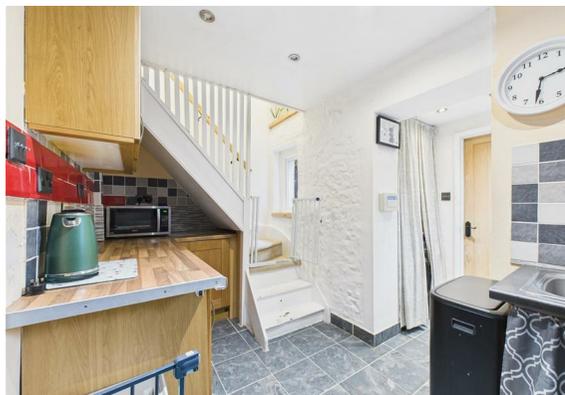
Nestled on the charming Tollers Lane in Coulsdon, this delightful terraced cottage, dating back to the early 1900s, offers a perfect blend of character and modern convenience. With two well-proportioned bedrooms and a thoughtfully upgraded bathroom, this property is ideal for those seeking a cosy yet functional home.

Upon entering, there is a spacious lounge, complete with a door that opens directly to the garden, allowing for a seamless indoor-outdoor living experience. The kitchen and bathroom are conveniently located on the ground floor, and with a staircase into the kitchen, provides access to the first-floor landing, where you will find the two inviting bedrooms, perfect for relaxation.

One of the standout features of this property is the level rear garden, which offers a tranquil space for outdoor enjoyment. At the bottom of the garden, a gated entrance provides off-road parking, accessible via Drive Road, a rare find in such a charming setting.

The current owner has taken great care to enhance the property, with recent redecoration and a refitted bathroom that adds a touch of modernity while preserving the cottage's original charm.

Conveniently located, this home is within easy reach of local shops, parks, and scenic walking routes, making it an ideal choice for those who appreciate both convenience and nature. A viewing is essential to fully appreciate the charm and accommodation this property has to offer. Do not hesitate to call now to arrange your visit.





Lounge  
16'3" x 13'4" (4.95 x 4.06)

Kitchen  
11'0" max x 6'7" (3.35 max x 2.01)

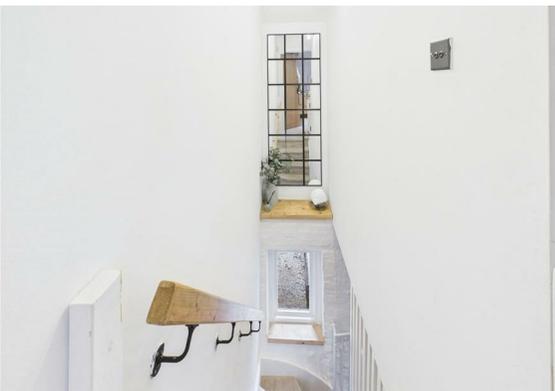
Shower room  
7'0" x 5'11" (2.13 x 1.80)

Bedroom 1  
16'6" x 11'10" (5.03 x 3.61)

Bedroom 2  
9'11" x 9'5" (3.02 x 2.87)

Rear garden

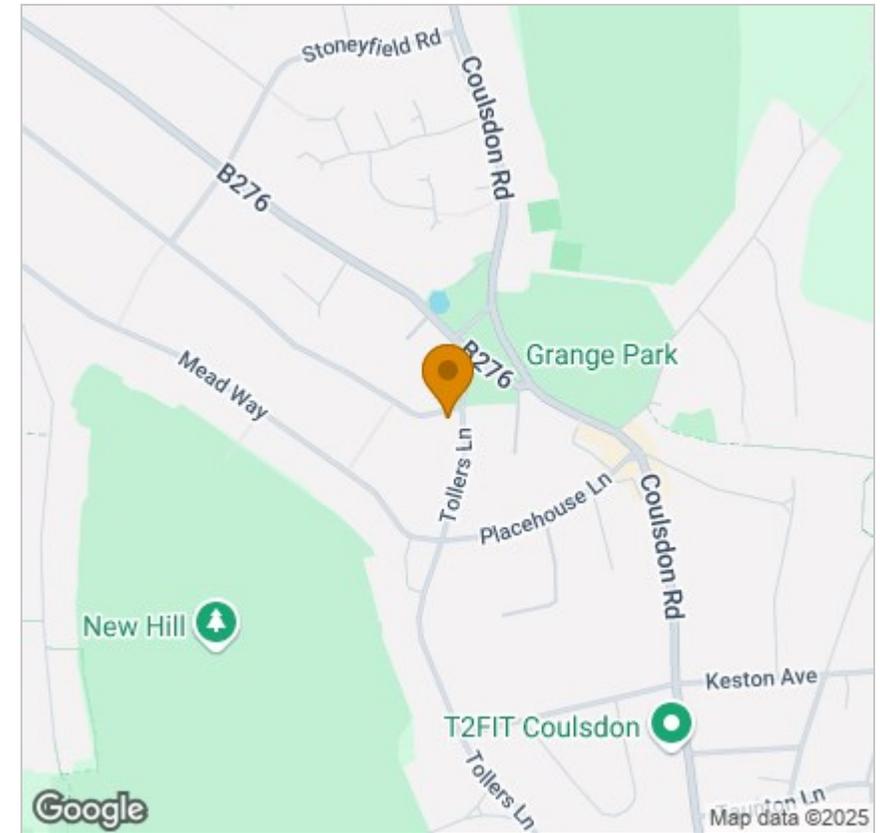
Off road parking



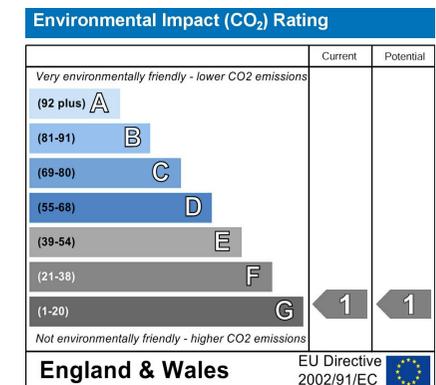
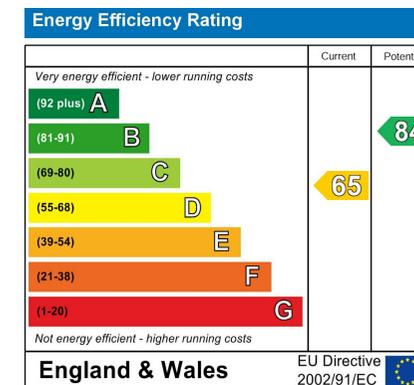
## Floor Plan



## 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.



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)