



39 Stoneyfield Road
Coulson, CR5 2HP

£850,000



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Coulsdon, CR5 2HP

Nestled on Stoneyfield Road in the charming area of Coulsdon, this impressive semi-detached house offers an abundance of space and comfort, making it an ideal home for a growing family. The property has been thoughtfully extended and improved by its current owners, ensuring that it meets the needs of modern family living.

Upon entering, you are greeted by a spacious and contemporary kitchen-breakfast room, perfect for family meals and entertaining. The open-plan lounge and study area create a welcoming atmosphere, while an additional reception room, which can also serve as a sixth bedroom, provides flexibility for various living arrangements. A convenient w.c. is also located on the ground floor.

The first floor boasts a sumptuous master bedroom, complete with a walk-in dressing area and a luxurious en-suite bathroom. Two further well-proportioned bedrooms and a family bathroom complete this level. Ascending to the second floor, you will find two additional bedrooms and a shower room, offering ample accommodation for family and guests alike.

Outside, the property features a delightful rear garden with a large patio area, perfect for outdoor gatherings and relaxation. At the bottom of the garden, a separate annex-home office will be fully completed before the sale, providing an excellent space for remote work or hobbies.

The front of the property includes a driveway that accommodates several cars, adding to the convenience of this lovely home. Ideally situated off Marlpit Lane, this residence is within close proximity to a selection of local schools, making it a prime location for families. This exceptional property is not to be missed. Call now to arrange a viewing and experience the wealth of accommodation it has to offer.





- Entrance Hall
- W.c
- Kitchen-Breakfast Room
- Lounge-Study Area
- Bedroom - additional reception room
- Stairs to
- First floor landing
- Bedroom 1
- Walk in Dressing Area
- En-suite bathroom
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Stairs to
- Second floor landing
- Bedroom 4
- Bedroom 5
- Bathroom
- Rear Garden
- Detached Annexe-
- Front Garden and driveway

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.

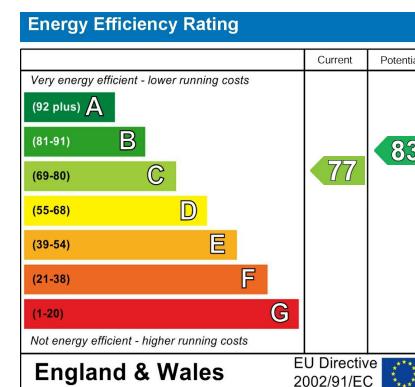


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Area Map



Energy Efficiency Graph



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	