



**39 Stoneyfield Road**  
Coulston, CR5 2HP

**£850,000**





## 39 Stoneyfield Road

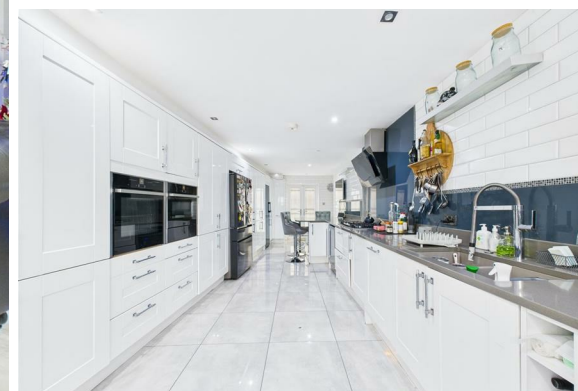
Coulsdon, CR5 2HP

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.

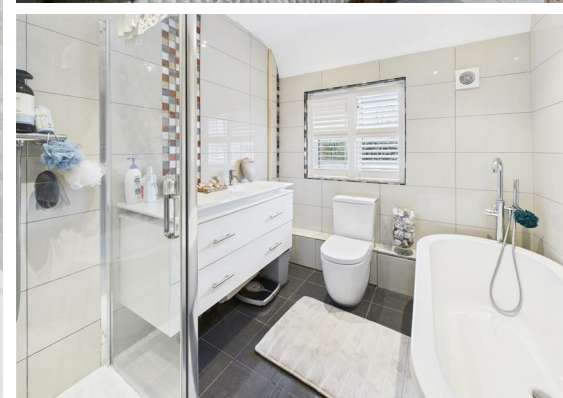
Upon entering, you are greeted by a spacious and contemporary kitchen-breakfast room, perfect for family meals and entertaining. The open-plan lounge and study area create a welcoming atmosphere, while an additional reception room, which can also serve as a sixth bedroom, provides flexibility for various 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



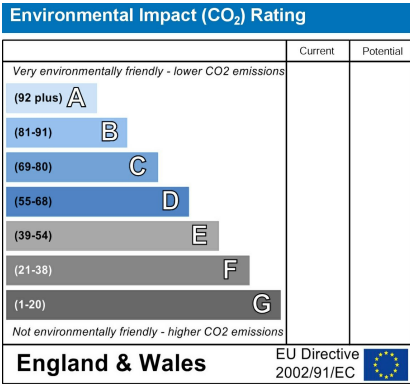
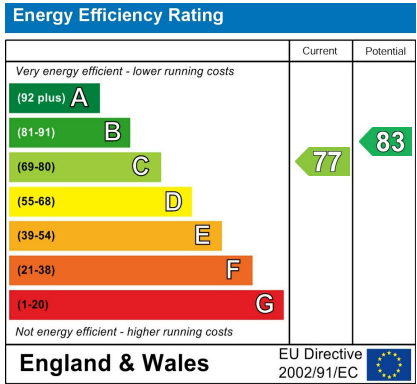
Floor Plan



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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