



**17 Rickman Hill**  
Coulson, CR5 3DS

**£649,950**



# 17 Rickman Hill

Coulsdon, CR5 3DS

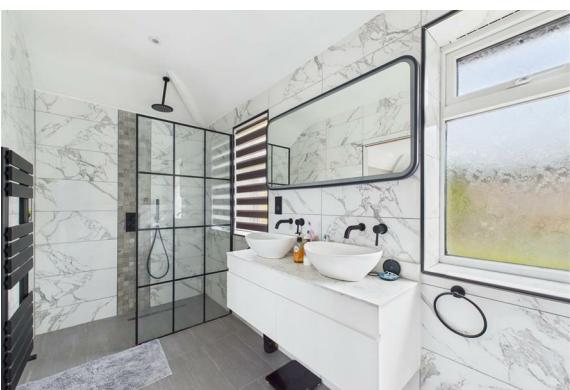
Nestled in the charming area of Rickman Hill, Coulsdon, this stunning four-bedroom semi-detached house is an ideal home for any growing family. The property has been thoughtfully upgraded by its current owners and is presented in excellent decorative order throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

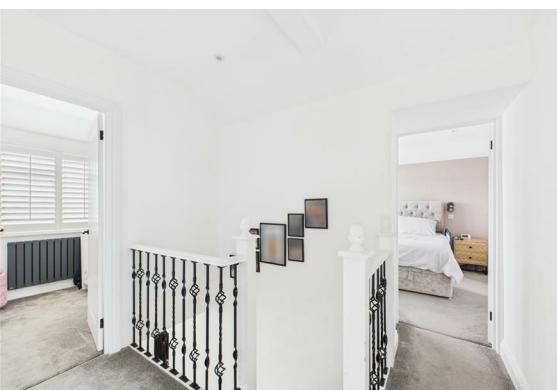
As you enter through the welcoming entrance hall, you will immediately appreciate the spacious layout. The ground floor boasts a generous lounge-dining area, perfect for family gatherings and entertaining guests. Additionally, there is a cosy family room or snug, providing a versatile space for relaxation. The modern kitchen is well-equipped and leads to a convenient utility area, along with a practical w.c. for added convenience.

Venturing upstairs, you will find a delightful main bedroom complete with an en-suite shower room, offering a private retreat. Three further bedrooms provide ample space for family members or guests, complemented by a stylish family bathroom that caters to all needs.

The outside space is equally impressive, featuring a level rear garden that is perfect for children to play or for adults to unwind. To the front of the property, a driveway offers parking alongside a well-maintained lawn area, enhancing the overall appeal.

Conveniently located, this property is within easy reach of three local primary schools, local shops, and Woodmansterne Station, making it an excellent choice for families seeking both comfort and accessibility. Do not miss the opportunity to view this remarkable home; call now to arrange a viewing.





Entrance Hall

W.c

Through Lounge-Dining Room

Snug - Family Room

Kitchen

Utility Area

Stairs To

First Floor landing

Bedroom

En-suite Shower Room

Bedroom

Bedroom

Bedroom

Bathroom

Rear Garden

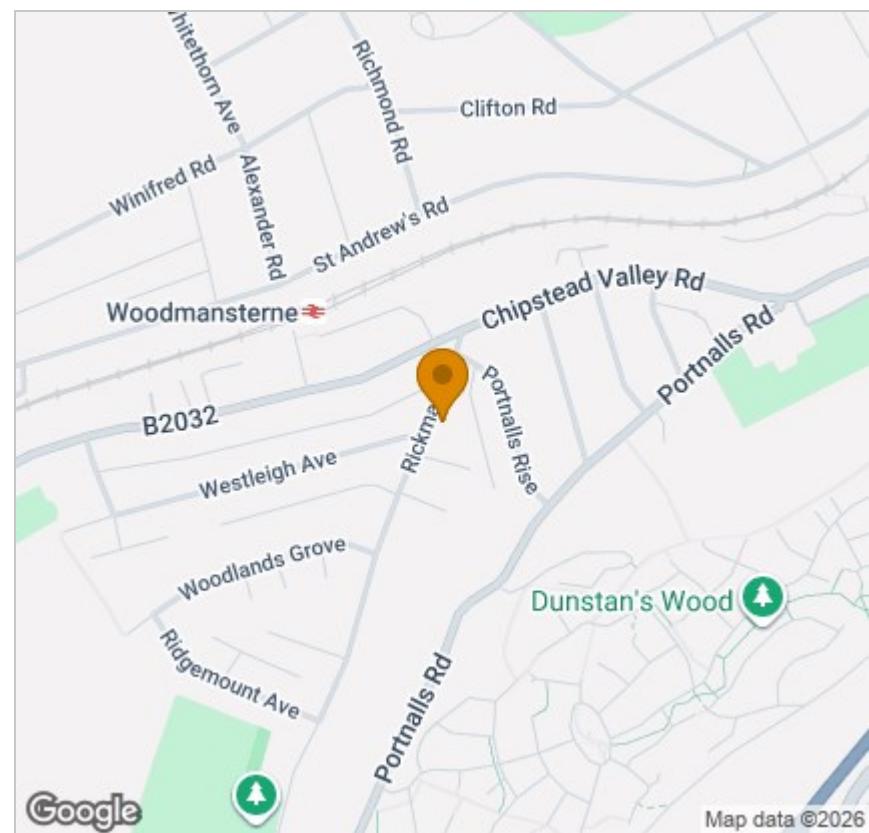
Front Garden

Driveway

## Floor Plan



## Area Map



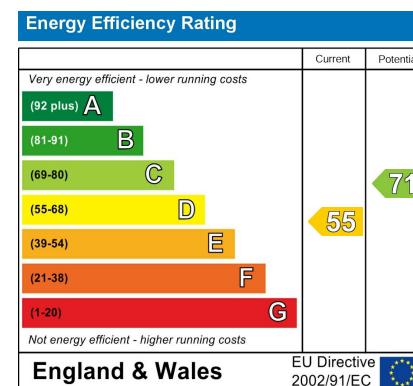
## Viewing

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



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