



**31 Warwick Road**

**Coulsdon, CR5 2EF**

**Offers Over £900,000**



## 31 Warwick Road

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Situated in the highly sought-after Warwick Road in Coulsdon, this impressive four-bedroom detached family home is a true gem. Having been lovingly enhanced by its current owners, the property boasts a substantial ground floor extension that significantly enriches its living space.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. To the left, you will find a spacious family lounge, perfect for relaxation and entertaining. To the right, an additional family room offers versatility for various uses, while a convenient w.c is located straight ahead for ease of access.

The heart of this home is undoubtedly the open-plan kitchen dining room, designed to accommodate family gatherings and create lasting memories. This area flows seamlessly into a study, a shower room, and a small utility area, which also provides access to the garage, enhancing the practicality of the layout. Venturing upstairs, you will discover four bedrooms, including one with its own en-suite shower area, ensuring comfort and privacy for family members. A family bathroom completes the upper level, catering to the needs of the household.

Outside, the property features a large and level rear garden, complete with a patio area, ideal for outdoor entertaining or simply enjoying the fresh air. The front of the home boasts an impressive in-and-out driveway, providing ample parking for residents and guests alike. Local schools and Coulsdon Town with two stations are all within easy reach.

This delightful family home is a perfect blend of space, comfort, and modern living. Do not miss the opportunity to view this exceptional property; call now to arrange a visit.





Entrance Hall

Lounge

Family Room

W.c

Kitchen - Dining Room

Study

Downstairs Shower Room

Stairs to

First Floor landing

Bedroom

En-suite shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Rear Garden

Garage

In Out 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

