



**77a Stoats Nest Road**  
Coulson, CR5 2JJ

Offers Over £299,950



## 77a Stoats Nest Road

Coulsdon, CR5 2JJ

Nestled on the charming Stoats Nest Road in Coulsdon, this delightful split-level flat above a shop offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

One of the standout features of this property is its private garden, a rare find in this area, offering a tranquil outdoor space for gardening, leisure, or simply enjoying the fresh air. Additionally, off-street parking for one car adds to the convenience of living in this vibrant community.

Situated in close proximity to Coulsdon Town High Street, residents will benefit from a variety of shops, cafes, and amenities just a short stroll away. For those who commute, Coulsdon Town Station is also within easy reach, providing excellent transport links to London and beyond.

This flat presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a well-connected location. With its appealing features and prime position, it is certainly worth considering for your next home.

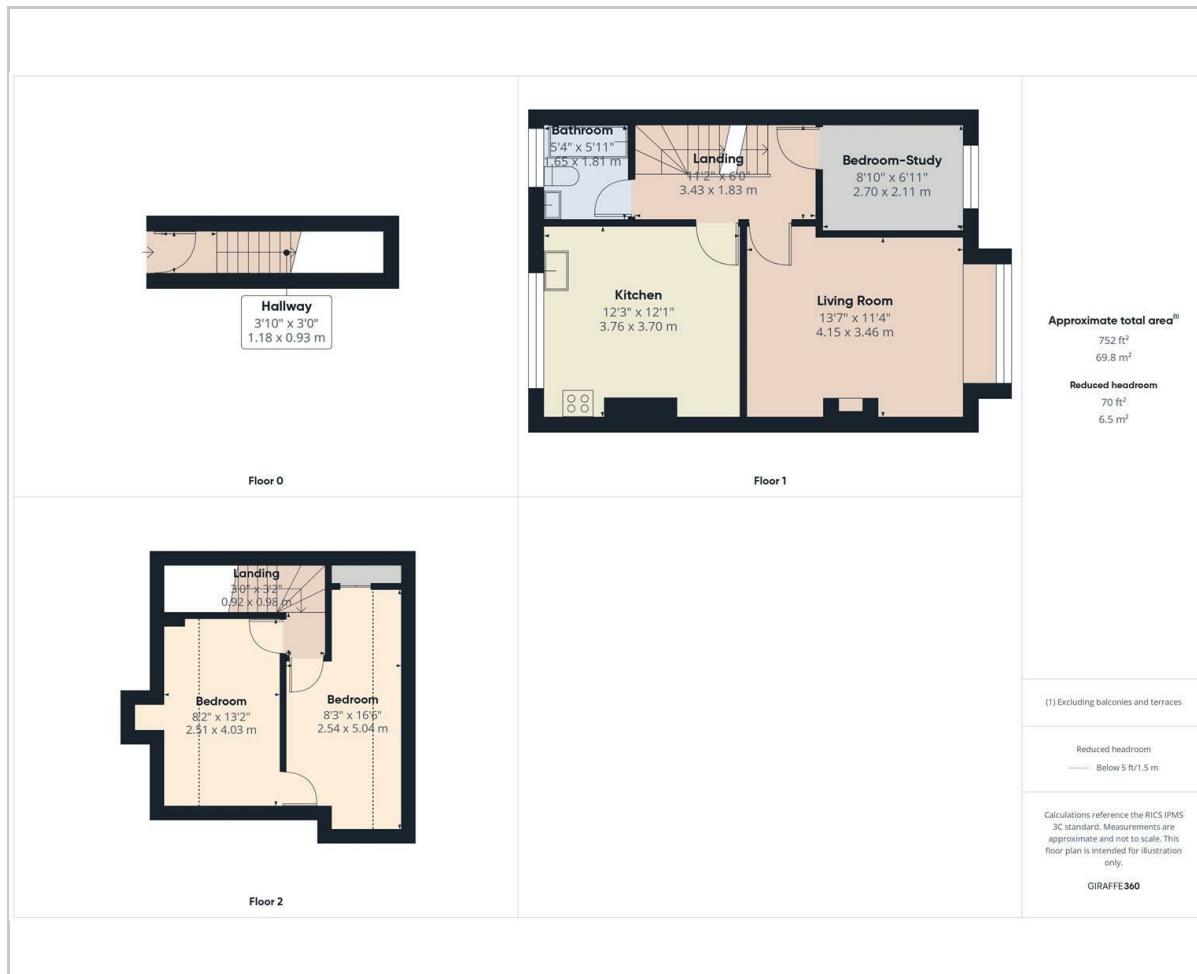




- Entrance Hall
- Stairs to First floor landing
- Lounge
- Kitchen
- Bedroom - Study
- Bathroom
- Stairs to Second floor landing
- Bedroom
- Bedroom
- Rear Garden
- Parking Area



## Floor Plan



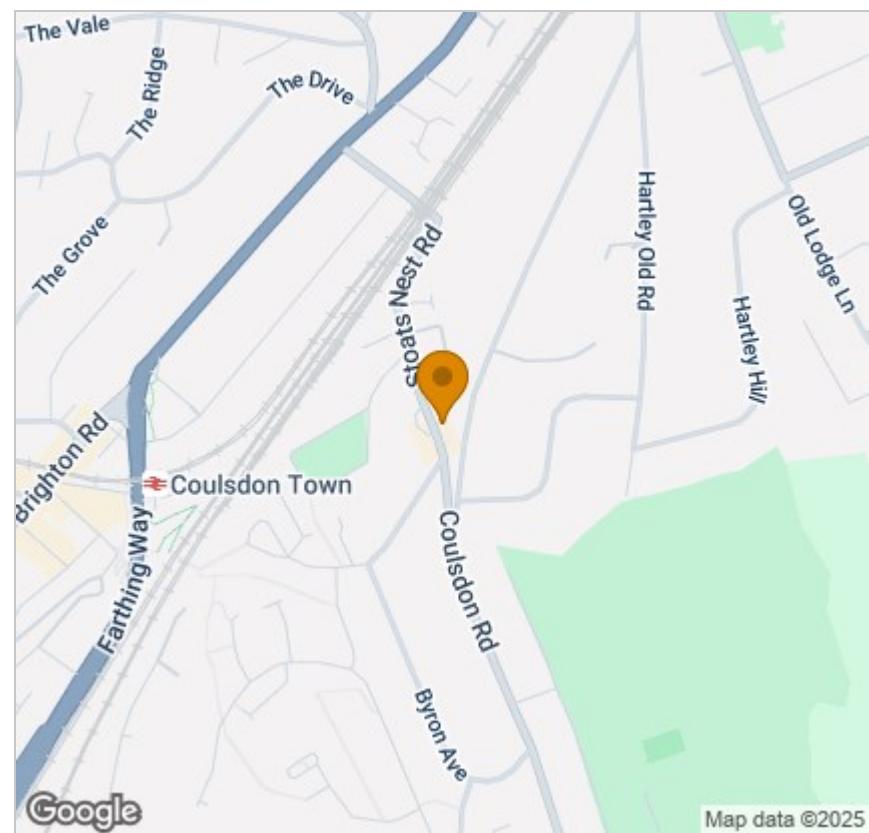
## Viewing

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

