





24 Howard Road, Coulsdon, Surrey, CR5 2EA

Guide price £700,000

****NO ONWARD CHAIN****

An imposing four bedroom detached family residence in one of Coulsdon's favoured roads.

This lovely property is offered to the market in good decorative order throughout, and an internal viewing is essential to fully appreciate the accommodation available. The property boasts a stunning kitchen/Diner with bi-folding doors to garden, lounge, family room/playroom/utility room, cloakroom, and additional storage room. Upstairs are four bedrooms, family bathroom and separate WC. There is a large rear garden with children's play area, garage and driveway to front with lawn area.

Howard Road is a turning off Woodcote Grove Road and is within easy walking distance of Coulsdon Town Centre with its shopping and transport facilities. Woodcote Primary and Senior school is within a quarter of a mile,

Porch

Entrance hall

Lounge 13'5 x 12'9 (4.09m x 3.89m)

Kitchen/diner 19'7 x 11'3 (5.97m x 3.43m)

Family room-utility room 19'8 x 8'1 (5.99m x 2.46m)

Cloakroom

Storage room

Landing

Bedroom 1 13'2 x 13'6 (4.01m x 4.11m)

Bedroom 2 12'5 x 11'6 (3.78m x 3.51m)

Bedroom 3 13'1 x 10'4 (3.99m x 3.15m)

Bedroom 4 11'7 x 8'1 (3.53m x 2.46m)

Bathroom 7'1 x 6'9 (2.16m x 2.06m)

Separate w.c

Rear garden

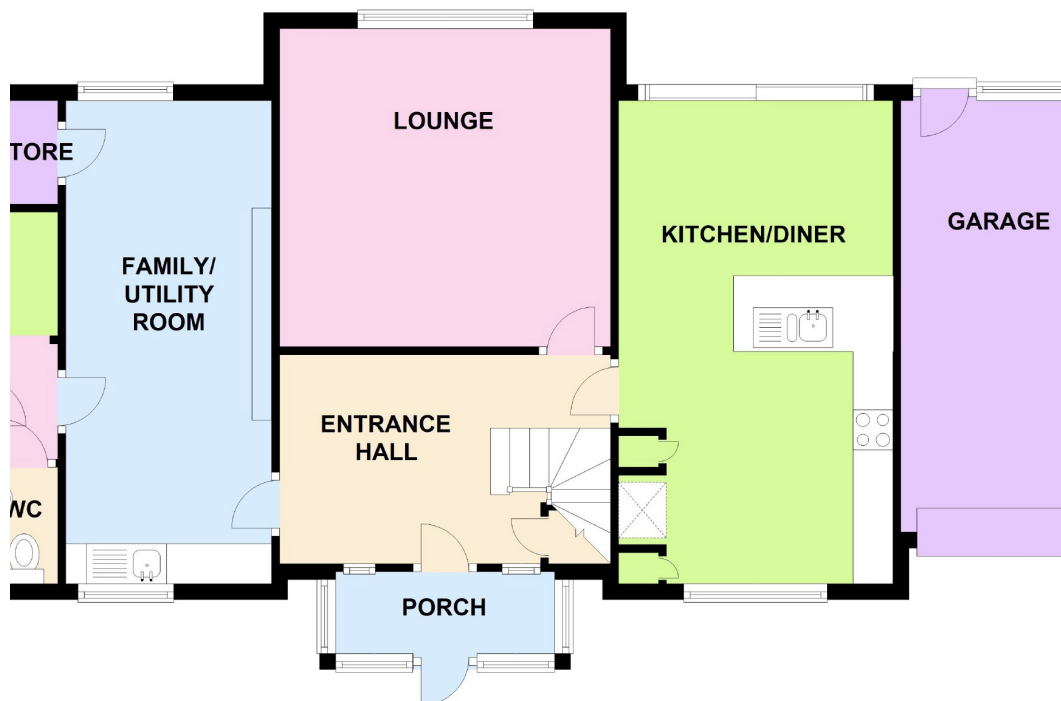
Garage

Driveway

Front garden



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
	51	78
England & Wales	EU Directive 2002/91/EC	



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