



44 Brighton Road, Coulsdon, CR5 2BA



£700,000

Cromwells
ESTATE AGENTS



**44 Brighton Road
Coulsdon, CR5 2BA**

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A great opportunity to own this spacious five bedroom semi detached home, offering excellent room sizes and versatile accommodation across three floors. Key features include four double bedrooms, a family bathroom and downstairs WC, two reception rooms and a kitchen/breakfast room. The property offers great scope to extend, subject to relevant planning being agreed, and is positioned on a large plot with a long rear garden and off street parking for several cars.

It benefits from a great location for those looking to be near transport links, with both Coulsdon Town and Coulsdon South train station within easy walking distance which offer fast links into Central London. Coulsdon High Street has a great choice of shops, supermarkets, restaurants and cafes to choose from, and Coulsdon Memorial Park offers local green space to enjoy. For those looking for good schools, there are several highly regarded primary and secondary schools nearby including Woodcote Primary, Woodcote High School, and Smitham Primary School.





Accommodation

Double glazed entrance porch, front door into

Entrance Hall

Radiator, wood laminate flooring, under stairs storage cupboard.

Downstairs WC

Living Room

Cast iron fireplace, wood flooring, radiators, double glazed bay window to front aspect with bespoke fitted shutters, double glazed window to side aspect

Dining Room

Radiator, laminate flooring, double glazed sliding doors leading out to garden

Kitchen Breakfast Room

Range of fitted kitchen units and drawers, laminate work surface, 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven, microwave, electric hob with chrome extractor hood above, space for tall fridge freezer and plumbing for washing machine, tiled walls, tiled flooring, double glazed door with side access to garden, Velux window, breakfast bar, cupboard housing combination boiler

Stairs to 1st floor Hallway

Bedroom One

Range of fitted wardrobes, radiator, wood flooring, double glazed window to front aspect with bespoke fitted shutters

Bedroom Two

Radiator, laminate flooring, double glazed window to rear aspect

Bedroom Three

Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Four

Radiator, laminate flooring, double glazed window to front aspect with bespoke fitted shutters

Family Bathroom

Modern suite comprising of corner shower cubicle, freestanding clawfoot bathtub with chrome mixer tap and hand shower attachment, pedestal wash handbasin with chrome taps, WC, part tiled walls, tiled flooring, heated chrome towel rail, double glazed, obscure window to side aspect

Stairs to 2nd floor

Bedroom Five

Radiator, wood flooring, eaves storage, double glazed window to side aspect

Outside

To the front

Large driveway with offstreet parking for several cars, side access

Rear Garden

Large garden with elevated lawn section, patio area, side access.

ROOM MEASUREMENTS

(maximum measurements)

Lounge - 4.17m x 4.17m (13'8 x 13'8)

Dining Room - 4.42m x 3.33m (14'6 x 10'11) -

Kitchen - 7.47m x 2.82m (24'6 x 9'3)

Bedroom One - 4.62m x 3.48m (15'2 x 11'5)

Bedroom Two - 4.45m x 3.33m (14'7 x 10'11)

Bedroom Three - 3.35m x 2.87m (11' x 9'5)

Bedroom Four - 2.21m x 2.08m (7'3 x 6'10)

Bedroom Five - 5.26m x 3.35m (17'3 x 11')

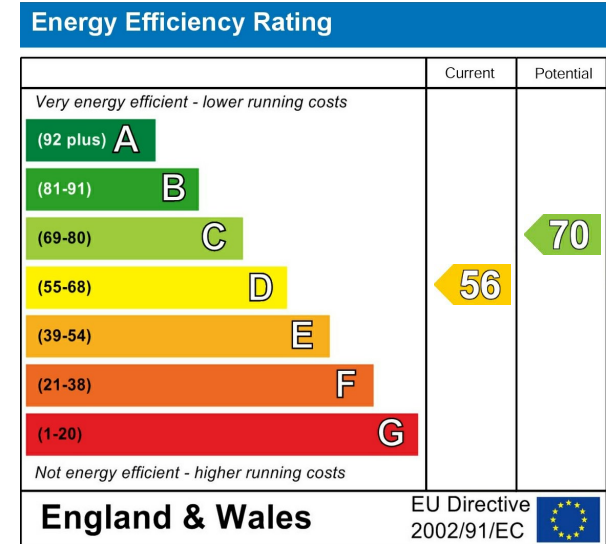
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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