

**16 Portnalls Rise,  
Coulsdon, Surrey, CR5  
3DA**



**Guide Price: £700,000**

Portnalls Rise presents a thoughtfully extended, four-bedroom home with versatile indoor and outdoor spaces. Set within a vibrant community that offers top-rated schools, plentiful leisure facilities and superb transport links.

**Living Room** – Bright and inviting, perfect for relaxed evenings or entertaining.

**Kitchen/Dining Hub** – A spacious, recently fitted kitchen opens onto a generous dining area.

**Downstairs Double Bedroom with Ensuite** – Private bedroom comes with its own contemporary shower room.

**Utility & Storage** – A handy laundry room links directly to an integral, large garage, streamlining daily chores and providing plenty of additional storage.

**Upper Floor**

**Three Additional Bedrooms** – Two comfortably sized doubles and a well-proportioned single, each bathed in natural light and equipped with built-in storage.

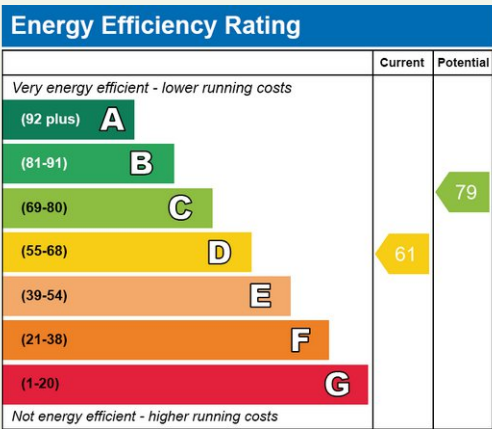
**Garden & Bonus Space**

**South-west-facing Garden (≈60 ft) & Studio (≈24 × 12 ft)** – Adds versatile space that can serve as a home office, gym, art studio, guest suite or hobby room.

# Floorplan



## EPC



## Features

- GUIDE PRICE £700,000 - £725,000
- Four-bedroom semi-detached home on a highly sought-after Coulsdon road
- Open-plan kitchen (recently fitted)
- Ground-floor double bedroom with private shower
- Insulated studio (≈24 × 12 ft) offering flexible use as office, gym, art space or guest suite