



5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Marlpit Lane | Coulsdon | CR5 2HB

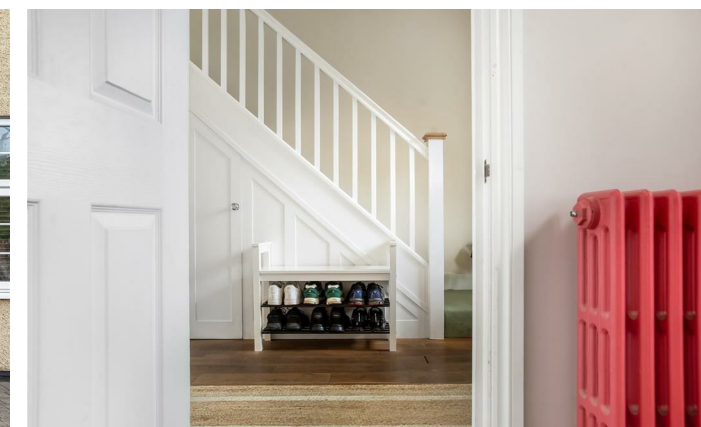
Guide price £825,000

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- Extensive semi-detached home with stunning views across Farthing Downs
- Over 2000 sq ft of accommodation spanning across three floors
- Great-size rooms throughout with open plan kitchen/living area
- Double bedrooms throughout with two en-suites and downstairs cloakroom
- Substantial 130 ft* south facing rear garden with fish pond
- Driveway for 5 cars and bonus side cellar for storage
- Ideally located for great schools and transport links, only 0.4 miles from Coulsdon South train station

*all sizes are approximate



This rarely found semi-detached home offers an abundance of space both inside and out. Having been well looked after by the current owners, this house boasts potential to put your own stamp on yet offered in the most picturesque location. Breathtaking views and beautifully situated.



Entrance Hall

Reception Room

22'9 x 11'4 (6.93m x 3.45m)

Kitchen/Family Room

23'3 x 22'7 (7.09m x 6.88m)

Downstairs W/C

First Floor

Landing

Bedroom 1

16'9 x 13'4 (5.11m x 4.06m)

En-suite

Bedroom 2

12'1 x 11'6 (3.68m x 3.51m)

Bedroom 3

11'5 x 10'07 (3.48m x 3.23m)

Family Bathroom

Second Floor

Bedroom 4

13'8 x 12'5 (4.17m x 3.78m)

Bedroom 5

13'3 x 12'6 (4.04m x 3.81m)

En-suite

Outside

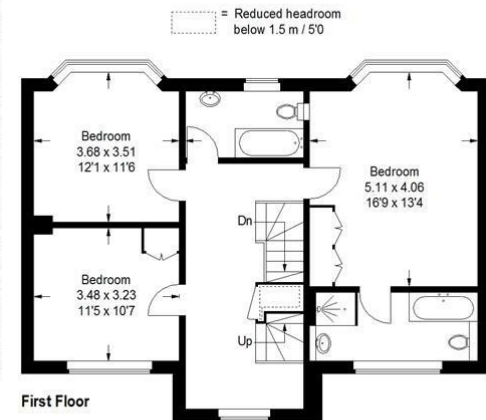
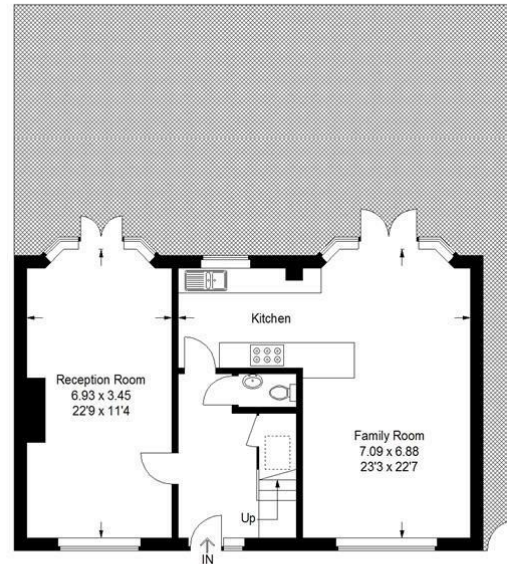
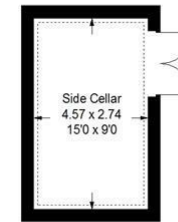
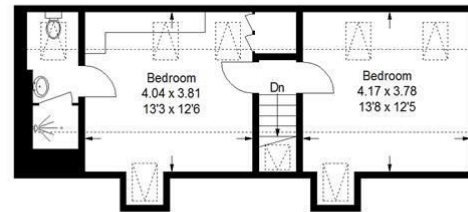
Side Cellar

15'0 x 9'0 (4.57m x 2.74m)



Marlpit Lane, CR5

Approximate Gross Internal Area
 189.9 sq m / 2044 sq ft
 Outbuilding = 13.0 sq m / 140 sq ft
 Total = 202.9 sq m / 2184 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1070841)

EPC Rating: D

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