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**4 Edward Road**  
Coulson, CR5 2NP

**Offers Over £350,000**





## 4 Edward Road

Coulsdon, CR5 2NP

OPEN DAY 11th May

Nestled in the heart of Coulsdon, this delightful end of terrace property presents a fantastic opportunity for those seeking a home brimming with character and potential. Boasting a traditional older-style build, this residence offers a canvas for modernization and personalization, making it the perfect project for those with a creative vision.

Key Features:

**Three Bedrooms:** The property comprises three well proportioned bedrooms, providing ample space for a growing family or those in need of dedicated work-from-home areas.

**Old-World Charm:** Throughout the home, you'll find charming period features, including attractive fireplaces that add a touch of warmth and character to each room. From intricate mantelpieces to ornate surrounds, these features are sure to captivate those with an appreciation for vintage aesthetics.

**Central Location:** Situated in a sought-after central location, residents will enjoy convenient access to an array of local amenities, including shops, restaurants, schools, and transportation links. Whether it's a leisurely stroll through the nearby parks or a quick commute into London, everything you need is right at your doorstep.

**Courtyard Garden:** Step outside into your private courtyard garden, a tranquil oasis where you can unwind and enjoy al fresco dining or simply bask in the sunshine. With a little TLC, this outdoor space has the potential to become a charming retreat perfect for relaxation and entertaining.

**Opportunity Awaits:** While this property offers plenty of character and charm, it also presents an exciting opportunity for modernization and renovation. With the right vision and investment, you can transform this home into a contemporary haven that perfectly balances its historic roots with modern comforts.

Don't miss your chance to make this charming end of terrace property your own. Contact us today to arrange a viewing and discover the endless possibilities that await within.





Entrance hallway

Lounge

Kitchen/Dining room

Upstairs Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

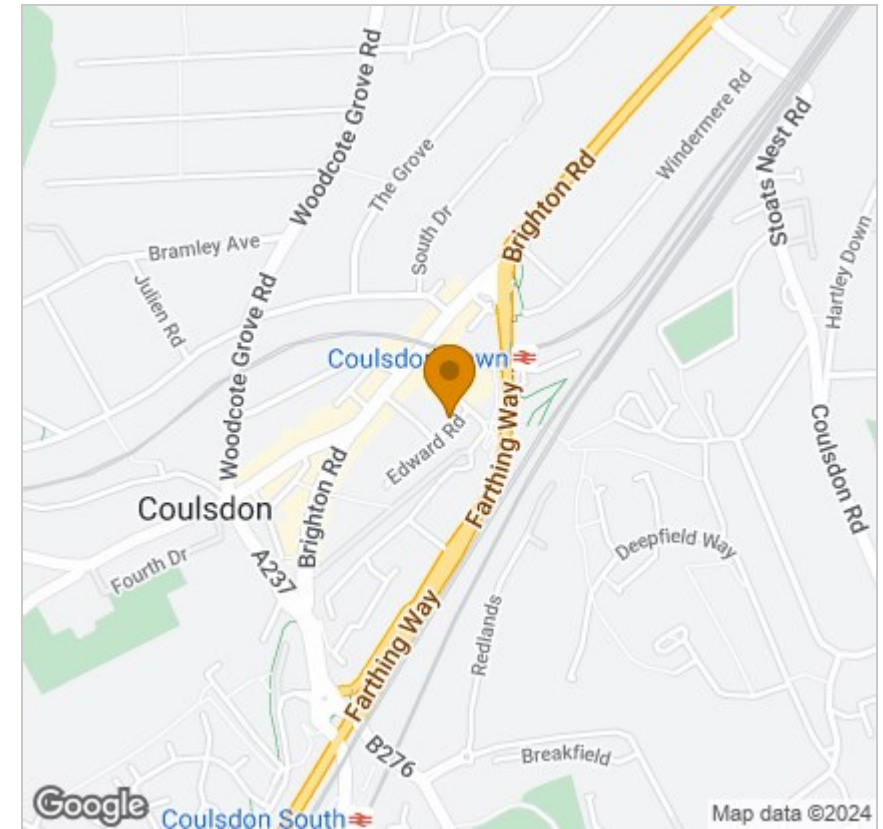
Garden



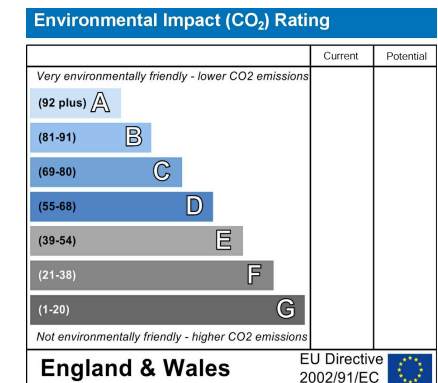
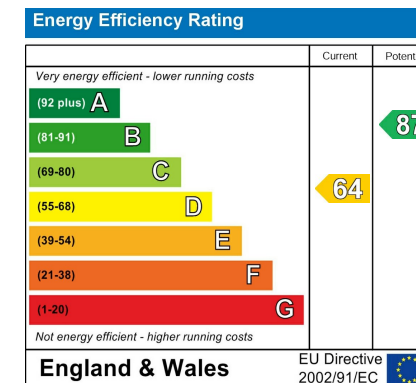
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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