



**39 Redford Avenue**  
Coulston, CR5 2PN

**Price Guide £600,000**



## 39 Redford Avenue Coulson, CR5 2PN

### Charming Three-Bedroom Semi-Detached Home with Garage and Spacious Garden

Nestled within a sought-after location, this delightful three-bedroom semi-detached residence presents an idyllic blend of comfort, convenience, and potential.

As you step into the welcoming embrace of this much-loved home, you're greeted by a sense of warmth and possibility. The ground floor boasts a thoughtfully crafted extension, offering an additional reception room that currently serves as a versatile games room-family room. This generously sized space is an ideal setting for lively gatherings or tranquil relaxation.

Moving through the property, you'll discover well-appointed rooms and a kitchen that is perfectly suited for culinary endeavors and everyday dining. Ascend the staircase to the upper level, where three cozy bedrooms await, each offering a retreat from the hustle and bustle of daily life. A convenient family shower room completes the upstairs living quarters, providing comfort and functionality for the whole household.

Stepping outside, a large and level rear garden beckons, offering ample space for outdoor activities, gardening, or simply unwinding amidst nature's embrace. A garage and own driveway to the front of the property provide practical solutions and added convenience.

Positioned within close proximity to local shops and amenities, as well as the easily accessible Woodmansterne Station, this property is ideal for suburban living without compromising on connectivity. Whether you're seeking a place to call home or an investment opportunity, this charming abode promises a lifestyle of comfort, convenience, and endless possibilities.





entrance hall  
10'10 x 5'8 (3.30m x 1.73m)

lounge  
13' x 12'7 (3.96m x 3.84m)

dining room  
11'5 x 11'2 (3.48m x 3.40m)

kitchen  
13'3 x 7'2 (4.04m x 2.18m)

family room  
18'3 x 11'6 (5.56m x 3.51m)

stairs to

first floor landing

bedroom  
13'1 x 8'11 (3.99m x 2.72m)

bedroom  
11'5 x 8'3 (3.48m x 2.51m)

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

shower room  
7'10 x 6'1 (2.39m x 1.85m)

garage

own driveway

rear garden

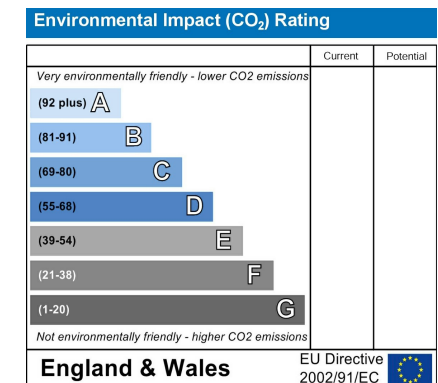
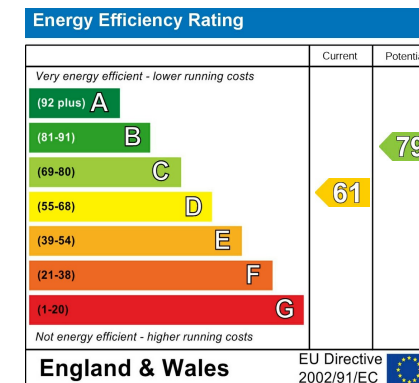
## Floor Plan



## 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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