



3 Bell Crescent
Coulson, CR5 3RX

Offers Over £400,000



3 Bell Crescent

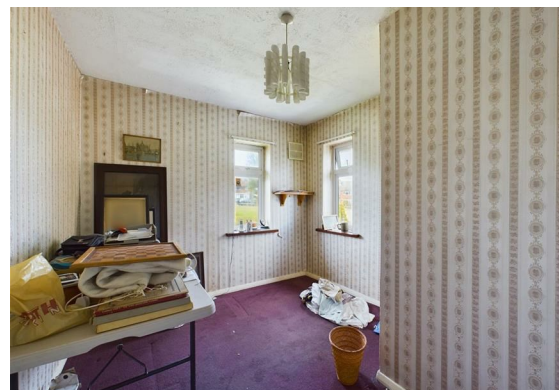
Coulsdon, CR5 3RX

Nestled in the charming Bell Crescent of Hooley, Coulsdon, this semi-detached house presents a wonderful opportunity for those with a flair for DIY. Boasting an L shaped Lounge Dining Area, and three bedrooms, this property offers ample space for comfortable living.

Although in need of some updating, this house exudes potential for transformation into a cosy and inviting home. The accommodation features an L-shaped lounge-dining area, a kitchen, and a delightful conservatory-sunroom, perfect for enjoying sunny days. Upstairs, you'll find three well-proportioned bedrooms and a bathroom, providing a peaceful retreat for the whole family. To the front of the property overlooks a quaint green area and the rear garden offers a patio, lawn, trees, and shrubs. Additionally, there is a covered area and outside storage rooms-workshop with an outside WC, catering to all your practical needs.

With the added benefit of no chain, this property is ready and waiting for its next owner to make it their own. Don't miss out on this exciting opportunity - call now to arrange a viewing and unlock the potential of this charming home in Coulsdon.





Porch

Living/Dining Room

Kitchen

Sunroom

stairs to

Landing

Bedroom

Bedroom

Bedroom

Bathroom

Garden

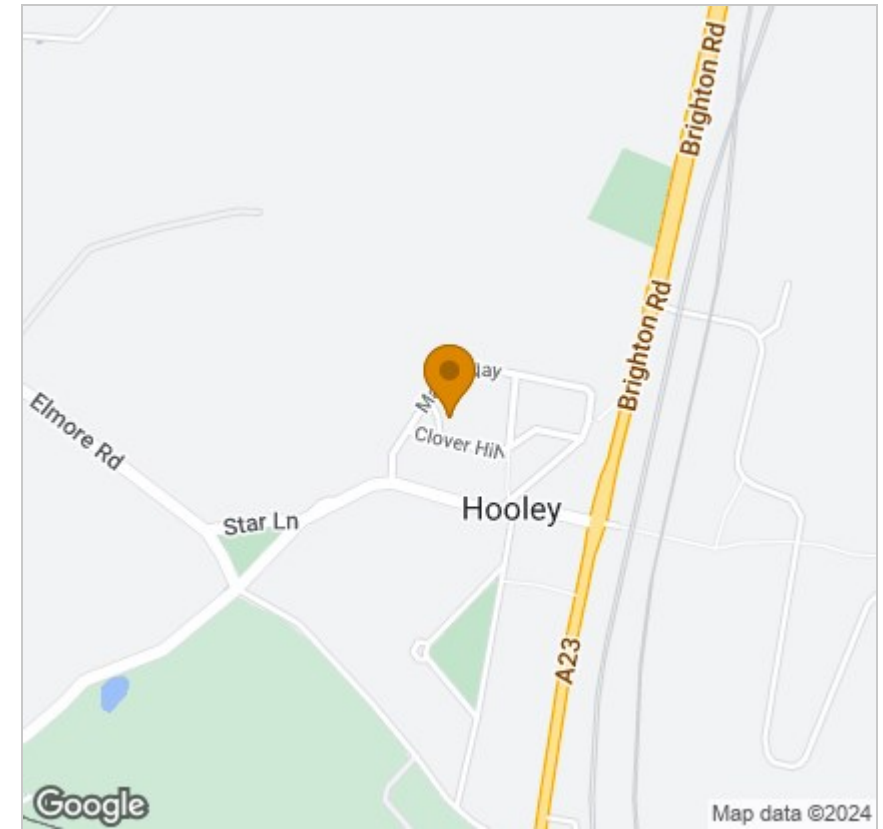
Shed



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



147 Brighton Road,
 Coulsdon,
 Surrey
 CR5 2NJ

Tel: 020 8763 8878

Email: sales@danieladamsestateagents.co.uk

www.danieladamsestateagents.co.uk