



**56 Portnalls Road**  
Coulston, CR5 3DE

**Price Guide £650,000**





## 56 Portnalls Road Coulston, CR5 3DE

Located on the desirable Portnalls Road in Coulston, this semi-detached house offers a fantastic opportunity for those seeking a spacious and flexible living space. Boasting 2 reception rooms, 4-5 bedrooms, and 2 bathrooms, this property is perfect for families or those looking for extra space.

Upon entering, you are welcomed by a large entrance hall that sets the tone for the rest of the house. The ground floor features a generously sized lounge, dining room, and an open plan kitchen breakfast room, providing ample space for entertaining or relaxing. Additionally, there are two versatile reception rooms that could easily be used as extra bedrooms, a convenient downstairs bathroom, and access to the garage.

Upstairs, you will find three well-proportioned bedrooms and a family shower room, offering comfortable living arrangements for the whole family. The rear garden is a haven for garden enthusiasts, with a decking area and steps leading down to a level garden, perfect for outdoor activities.

Parking will never be an issue with space for several vehicles on the brick block driveway at the front of the property. Situated close to several primary schools and within reach of Coulston South Station, this home is ideally located for families with children or commuters.

This property presents a fantastic opportunity for further improvement, allowing you to tailor the space to suit your needs perfectly. With no onward chain, this is a chance not to be missed. Contact us now to arrange a viewing and envision the potential this wonderful home holds for you and your family.



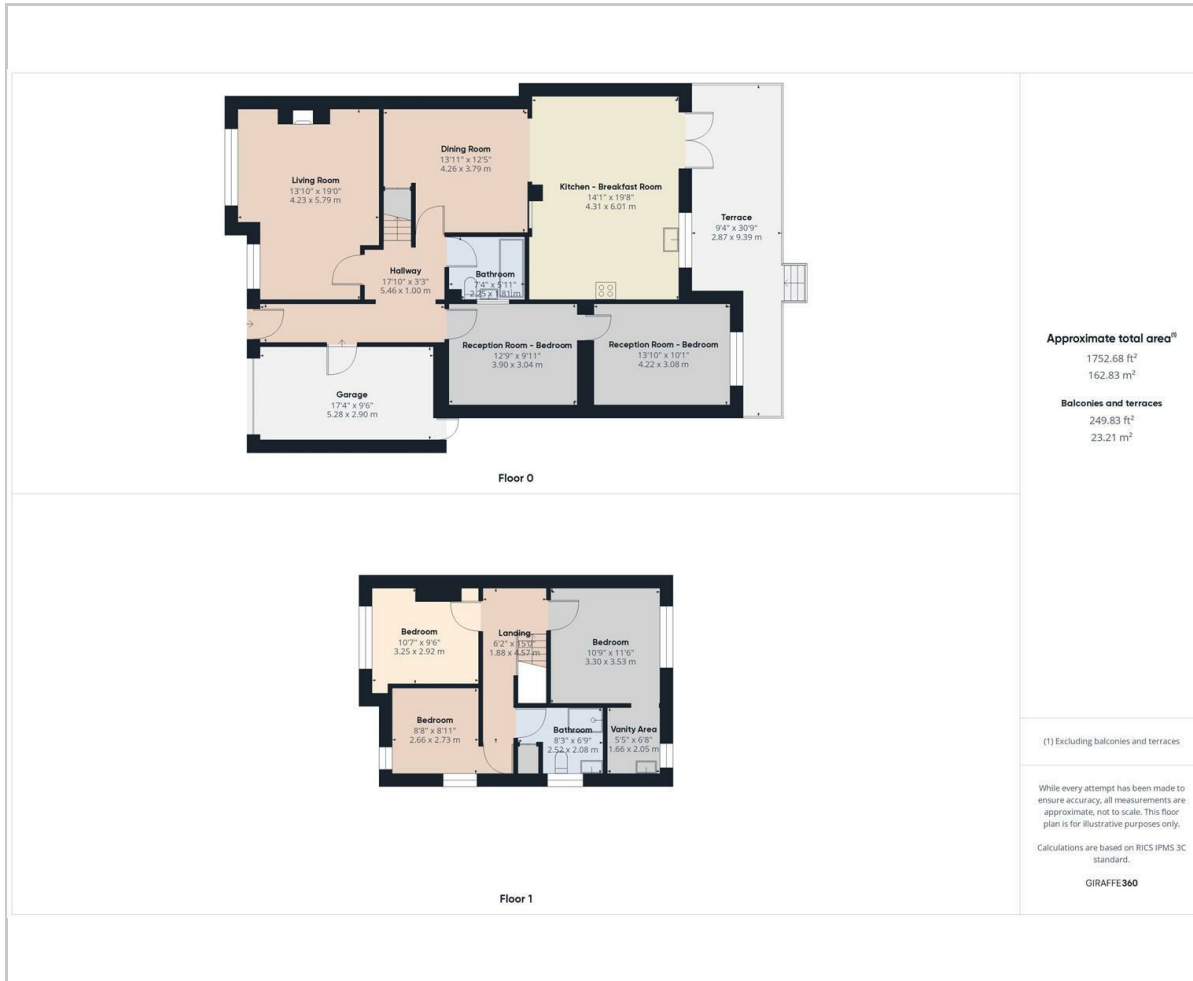




- entrance hall
- lounge
- dining room
- kitchen-breakfast room
- family room-bedroom
- additional reception room-bedroom
- bathroom
- door to garage
- stairs to
- first floor landing
- bedroom
- archway to vanity area
- bedroom
- bedroom
- shower room
- rear garden
- driveway for several cars



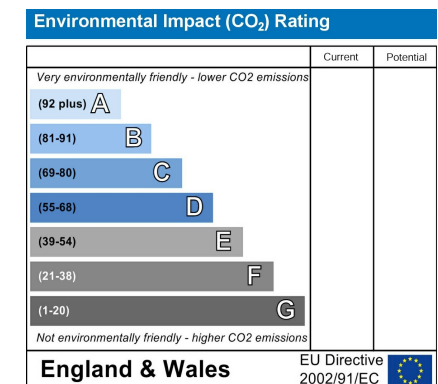
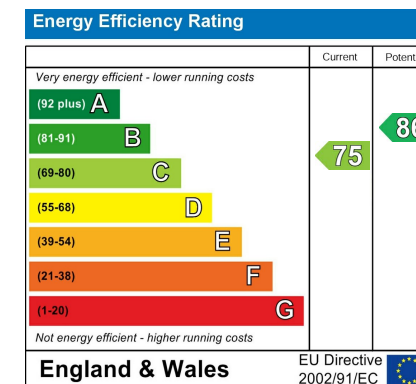
## Floor Plan



## 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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