



10 St. Margarets Road
Coulston, CR5 3RB

Price Guide £675,000



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Coulsdon, CR5 3RB

NO ONWARD CHAIN. Nestled in the highly sought-after Hooley Village, this extended and spacious detached house on St. Margarets Road presents an exceptional opportunity for families seeking a comfortable and versatile living space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertainment.

Upon entering, you are greeted by an open-plan lounge and dining area, which seamlessly flows into a well-appointed kitchen featuring front elevations. A door from the lounge leads to a versatile family room that can easily serve as a fourth bedroom, catering to the needs of a growing family.

The first floor comprises three generously sized bedrooms, including a main bedroom complete with an en-suite shower room and air conditioning, ensuring privacy and convenience. An additional family bathroom serves the other bedrooms, making this home both practical and accommodating.

Outside, the property features a large patio area, perfect for al fresco dining and gatherings. Steps lead down to a second tier, where you will find a separate home office or summer house, thoughtfully divided into two rooms, ideal for remote work or leisure activities.

The exterior also offers side access to the front of the house, where you will discover hard standing for parking, a small garage with a roll-up electric door, and your own driveway, providing ample parking options.

This delightful home has been improved by its current owners and is ready for you to move in and make it your own. We invite you to arrange an early viewing to fully appreciate the charm and potential of this wonderful property. You will not be disappointed.





entrance hall

utiltiy room

w.c

lounge

dining room

kitchen

bedroom 4 - family room

stairs to

bedroom 1

en-suite shower room

bedroom 2

bedroom 3

family bathroom

rear garden

garden room, home office

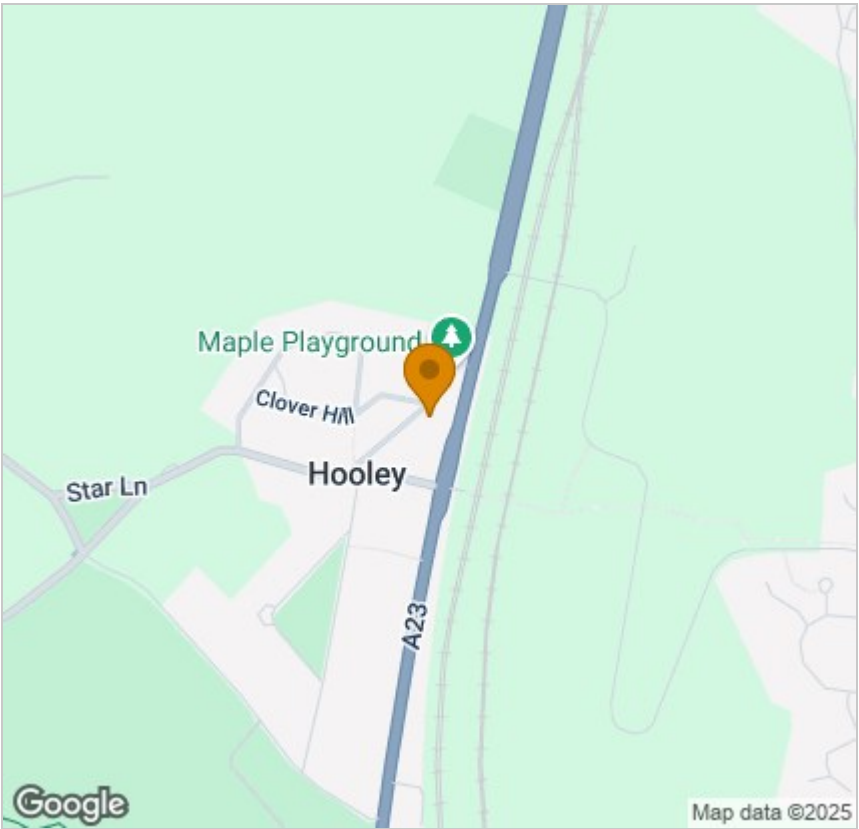
front garden - driveway

small garage to side

Floor Plan



Area Map



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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Energy Efficiency Graph

