



**23 Charlton Gardens**  
Coulston, CR5 1AS

**Price Guide £445,000**



## 23 Charlton Gardens

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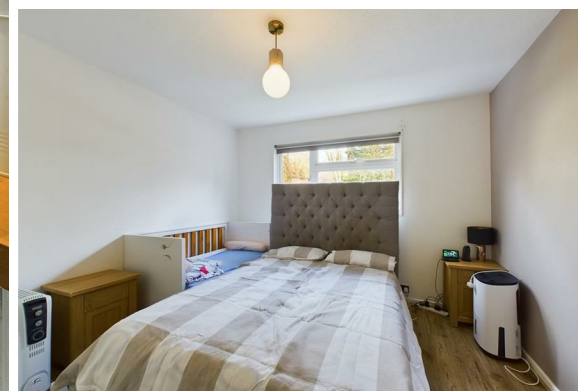
Nestled in the charming Charlton Gardens, Coulsdon, this delightful end-terrace house presents an excellent opportunity for families and commuters alike. With three well-proportioned bedrooms and a modern bathroom, this property has been thoughtfully enhanced by its current owner, making an internal viewing essential to truly appreciate the generous living space on offer.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is a contemporary fitted kitchen, perfect for culinary enthusiasts, and a spacious lounge-dining area. This versatile space is ideal for both entertaining guests and enjoying family time. Additionally, there is a further room that can serve as a study or playroom, catering to the needs of a growing family.

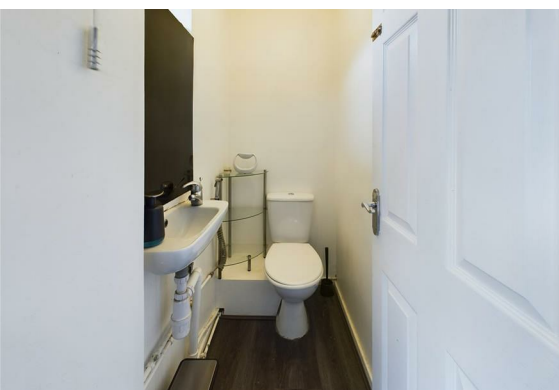
The first floor boasts three comfortable bedrooms, providing ample space for relaxation and rest. Outside, the property features a recently redesigned garden, complete with a patio area and low-maintenance astro turf, perfect for outdoor gatherings or quiet moments in the sun. The garden also benefits from handy side access, enhancing its practicality.

For those with vehicles, a garage en-bloc is included, along with access to additional communal grounds, fostering a sense of community. The location is particularly advantageous, being within easy reach of Coulsdon South Station, which offers swift connections to London, as well as Coulsdon town, where you will find a variety of local shops and eateries.

This property is a true gem, combining modern living with convenience. Do not miss the chance to make it your own; call now to arrange a viewing. Please note that there is a small annual fee for the upkeep of the communal grounds.







entrance hall

w.c

lounge-dining area

kitchen

study-palyroom

stairs to

first floor landing

bedroom

bedroom

bedroom

bathroom

rear garden

side access

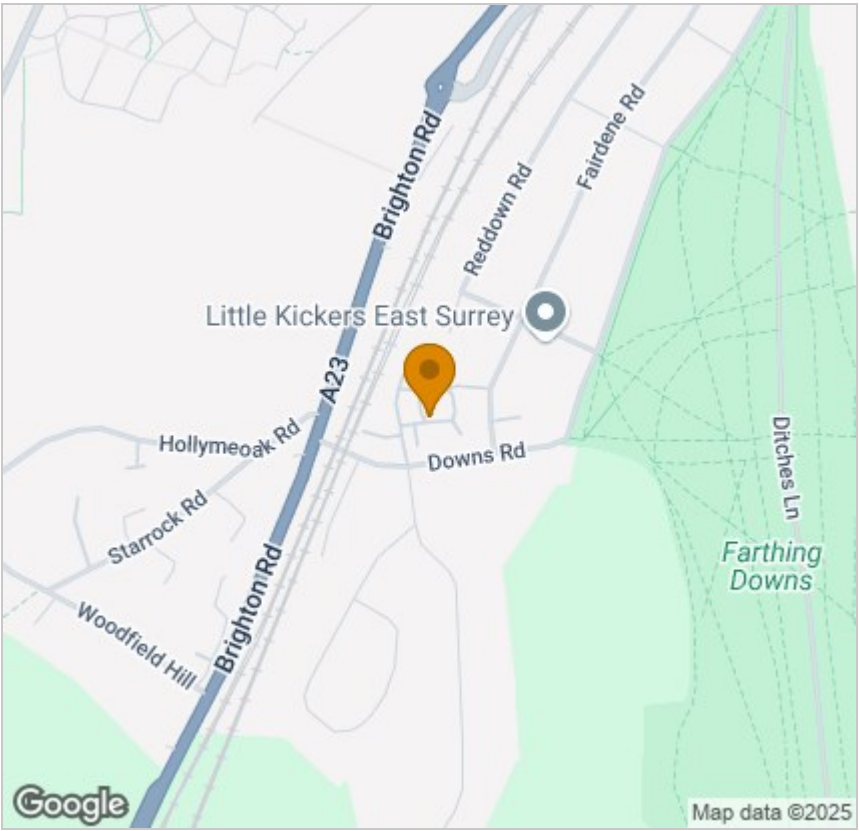
garage en bloc



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.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)  
[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)

Energy Efficiency Graph

