



**34 Malcolm Road**  
Coulson, CR5 2DA

**Price Guide £475,000**



## 34 Malcolm Road

Coulsdon, CR5 2DA

Nestled on the charming Malcolm Road in Coulsdon, this delightful terraced house presents an excellent opportunity for both families and commuters alike. The property has been thoughtfully upgraded by its current owners, ensuring a modern and comfortable living space.

Upon entering, you are greeted by an inviting entrance hall that creates a warm and welcoming atmosphere. The ground floor has been extended to provide a superb open-plan living area, where the lounge and dining space seamlessly connect with the contemporary kitchen. This layout is perfect for entertaining guests or enjoying family time. Additionally, a convenient ground floor cloakroom adds to the practicality of the home.

As you ascend to the first floor, you will discover three bedrooms, each offering a peaceful retreat. The modern family bathroom is tastefully designed, catering to the needs of a busy household.

The outdoor space is equally impressive, featuring a lovely patio area that leads up to a generous lawn, ideal for children to play or for hosting summer gatherings.

Malcolm Road is ideally situated just off the bustling High Street, providing easy access to a variety of eateries, shops, and two mainline stations, making commuting a breeze. This property truly embodies the perfect blend of convenience and comfort. We invite you to call us now to arrange a viewing and experience all that this wonderful home has to offer.





Entrance Hall

Open Plan Lounge-Dining Area

Open to Kitchen Area

W.c-Cloakroom

Stairs to

First floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Rear Garden

Front Garden

Floor Plan



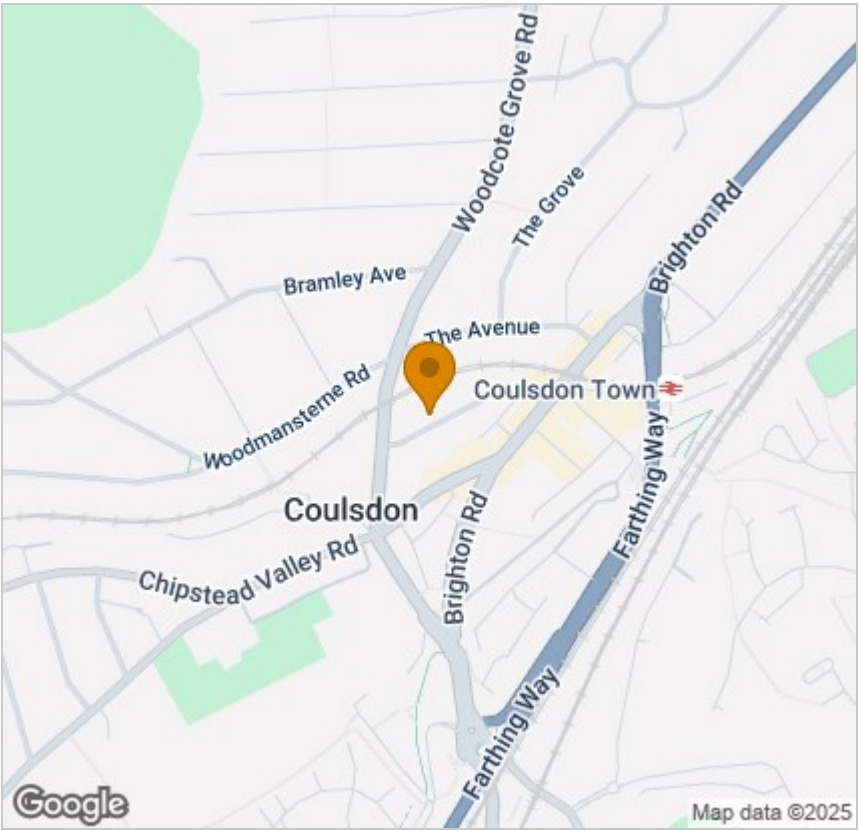
Viewing

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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Area Map



Energy Efficiency Graph

