# 33 The Glade

**Coulsdon, CR5 1SR**

**Price Guide £399,950**

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Nestled in the charming area of The Glade, Coulsdon, this three-bedroom end of terrace house presents an excellent opportunity for those with a flair for DIY. While the property requires some modernisation, it serves as a blank canvas, inviting you to transform it into your dream home.

Upon entering, you will find a welcoming lounge that flows seamlessly into a spacious kitchen breakfast room, perfect for family gatherings or entertaining friends. The ground floor also features a convenient downstairs bathroom, enhancing the practicality of the living space. Ascending to the first floor, you will discover three generously sized bedrooms, each offering ample space for relaxation and personalisation.

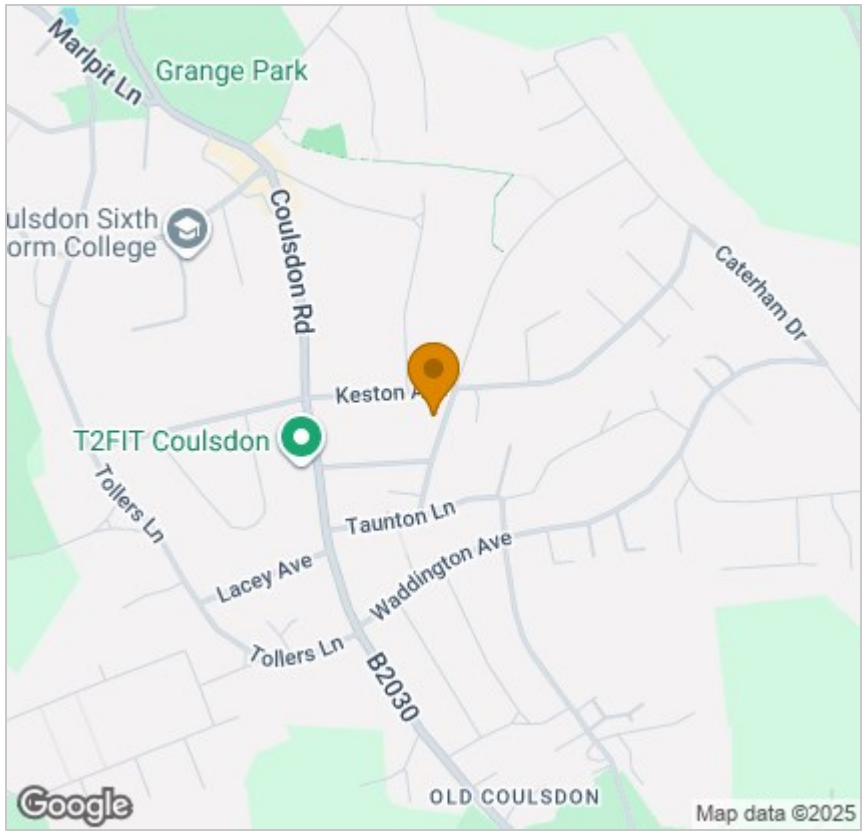
The exterior of the property boasts a level rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is off-street parking available at the front, providing ease and convenience for residents and visitors alike.

This home is ideally located within easy reach of local shops and schools, making it a perfect choice for first-time buyers or growing families seeking a vibrant community. With no onward chain and competitively priced, this property is sure to attract interest. We highly recommend scheduling an early appointment to view this promising home and explore the potential it holds.

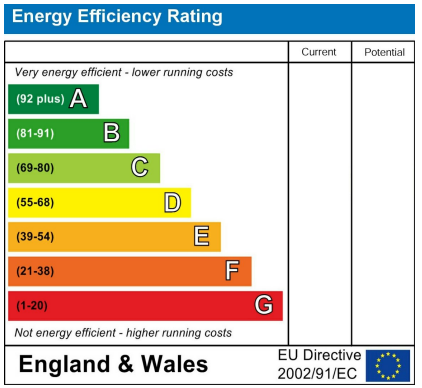
- Entrance Hall
- Lounge
- Dining Area
- Kitchen
- Downstairs Bathroom
- Stairs to
- First floor landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Rear Garden
- Side access
- Driveway to front

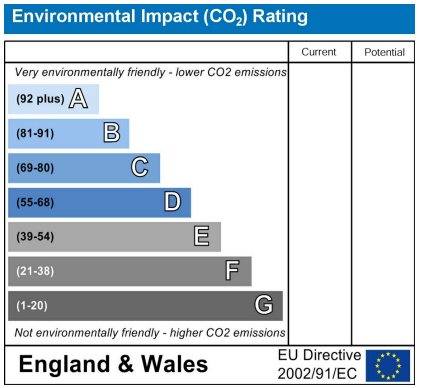
## Floor Plan

## 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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