



**123 St. Andrews Road**  
Coulson, CR5 3HJ

**£475,000**



# 123 St. Andrews Road

Coulsdon, CR5 3HJ

Nestled on the sought-after St. Andrews Road in Coulsdon, this spacious semi-detached house presents an exciting opportunity for those looking to create their dream home. Built between the 1930s and 1950s, this larger-than-average property boasts three well-proportioned bedrooms and two generous reception rooms, providing ample space for family living and entertaining.

As you enter, you will find a welcoming atmosphere that invites you to explore the potential within. The ground floor features a kitchen, a utility room, and convenient storage, along with a door leading to the garage, which, while narrow, offers additional practicality. The upstairs layout includes a separate WC and a bathroom, catering to the needs of a modern family.

One of the standout features of this home is the stunning views across the valley, which can be enjoyed from various vantage points. The property also offers the possibility of extending, subject to planning permissions, allowing you to tailor the space to your specific requirements.

Outside, you will find parking for at the front, alongside a pleasant rear garden that provides a tranquil retreat for relaxation or outdoor activities. This home is a blank canvas, ready for modernisation, and is priced realistically to attract those eager to invest in a project that promises great rewards.

Do not miss the chance to view this property; it is a rare find in a desirable location. Call today to arrange a viewing and take the first step towards making this house your home.





Porch

Entrance hallway

Lounge

Dining room

Kitchen

Utility room

Garage

Upstairs Landing

3 bedrooms

bathroom

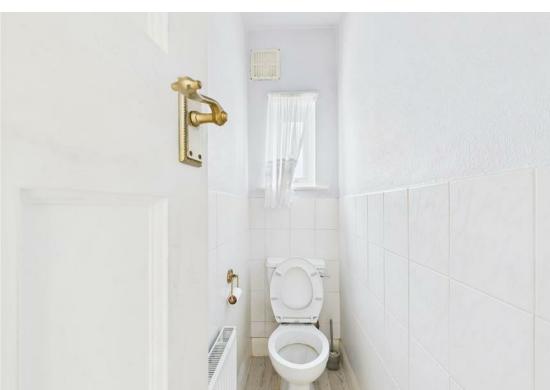
WC

Outside

Parking to front

Garage (Narrow)

Rear garden



## Floor Plan



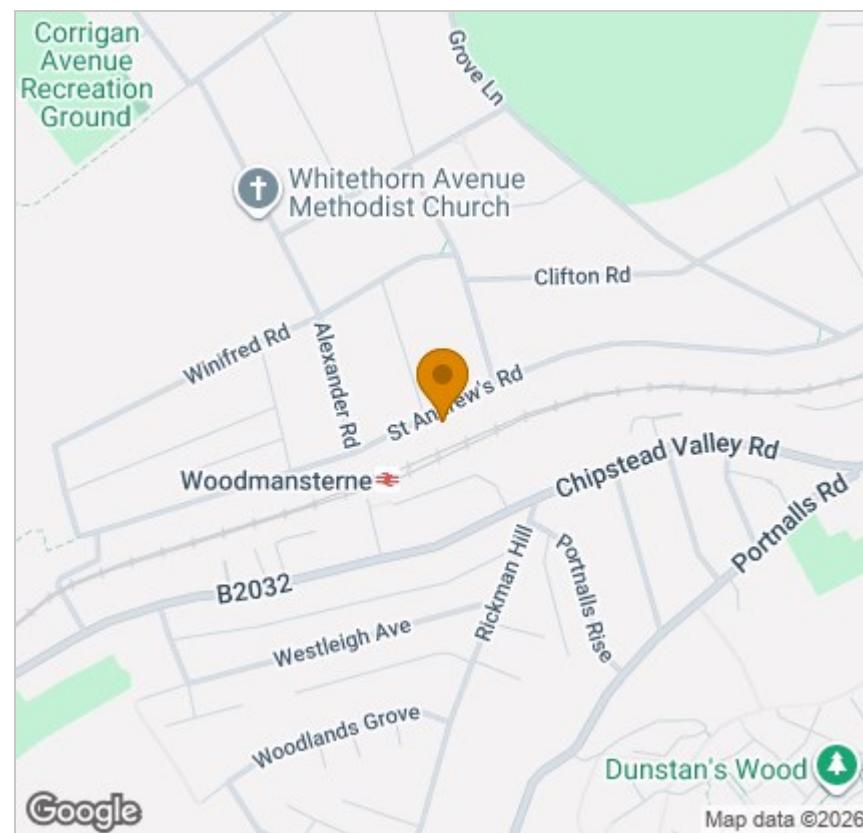
## Viewing

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.



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)

## Area Map



## Energy Efficiency Graph

