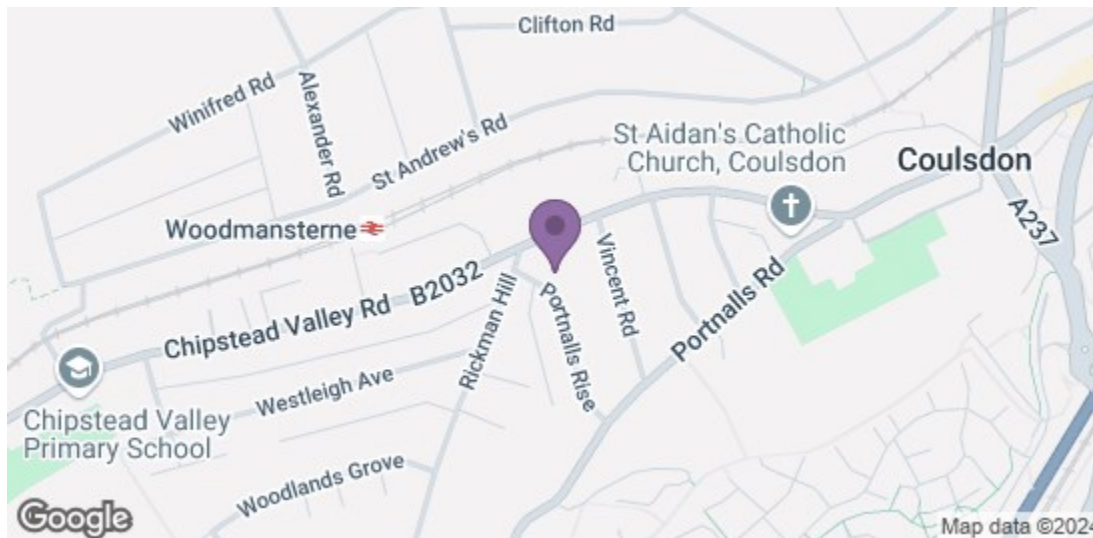


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA  
 TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 58                      |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



EST 1973  
**Paul Meakin** £625,000 Portnalls Rise, Coulsdon, CR5 3DA  
 ESTATE AGENTS

Paul Meakin are delighted to welcome to the market this three bedroom Semi Detached family home in a sought after residential road in Coulsdon. Internally offering a larger style 1930's layout with high ceilings, through lounge enjoying direct access to level large garden, a fitted kitchen breakfast room, three good sized bedrooms and family bathroom with separate w.c.. additional features include a garage and large frontage with ample off street parking. An exciting property for buyers to create their forever home in a great location.

Perfect for growing families as boasts scope to extend (planning permission approved May 2023 for a two storey side extension, single back extension and loft conversion)

This home is close to many good local nurseries, primary and secondary schools. Also for commuters, this property is just 0.3 miles to Woodmansterne train station which has direct trains to London Victoria. A very short walk to local amenities and bus routes into Purley and Croydon and only a few minutes by car into Coulsdon Town Centre and mainline stations.

- Three bedroom semi detached
- Through lounge
- Fitted kitchen breakfast room
- Scope to extend STPP
- Sellers have plans drawn and designed with approved planning
- Large level rear garden
- Large frontage with ample off street parking
- Great location for schools and Coulsdon
- Viewing advised

Hallway  
13'6" x 6'5" (4.13 x 1.97)

Kitchen  
16'1" x 6'6" (4.91 x 1.99)

Living/ Dining Room  
25'5" x 11'10" (7.76 x 3.62)

Landing  
9'9" x 3'2" (2.99 x 0.98)

Bedroom One  
12'11" x 11'10" (3.94 x 3.62)

Bedroom Two  
12'5" x 9'11" (3.81 x 3.04)

Bedroom Three  
9'2" x 7'9" (2.80 x 2.38)

Bathroom  
6'0" x 7'6" (1.84 x 2.30)

Separate WC

Garden

Garage  
17'5" x 8'9" (5.32 x 2.69)

