

52 Edward Road
Coulson, CR5 2NP

Price Guide £360,000



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Coulsdon, CR5 2NP

Nestled on Edward Road in Coulsdon, this charming mid-terrace cottage-style house, presents an excellent opportunity for those seeking a home with potential for personalisation.

The property features a welcoming lounge that flows seamlessly into an open-plan kitchen and breakfast room, creating a warm and inviting space for both relaxation and entertaining. The utility area adds practicality to the layout, ensuring that everyday tasks are easily managed. Upstairs, you will find two well-proportioned bedrooms, complemented by a family bathroom, making this home ideal for small families or couples.

The outdoor space is equally appealing, with a delightful rear garden that boasts a wooden decking area, perfect for enjoying sunny afternoons. Steps lead down to a further patio area, ideal for alfresco dining and entertaining guests. Additionally, there is convenient access to storage beneath the decking, providing ample space for garden tools and other essentials.

Situated just off the High Street, this property is perfectly positioned for commuters, with two train stations within easy reach, as well as a variety of local shops and amenities. This home offers a blank canvas for those looking to make their mark, and with its prime location and potential for improvements, it is not to be missed. We invite you to call now to arrange a viewing and explore the possibilities this property has to offer.





Lounge

Inner Hallway

Kitchen-Breakfast Room

Small utility area

Stairs to

First Floor landing

Bedroom 1

Bedroom 2

Bathroom

Rear Garden

Storage area under House.



Floor Plan



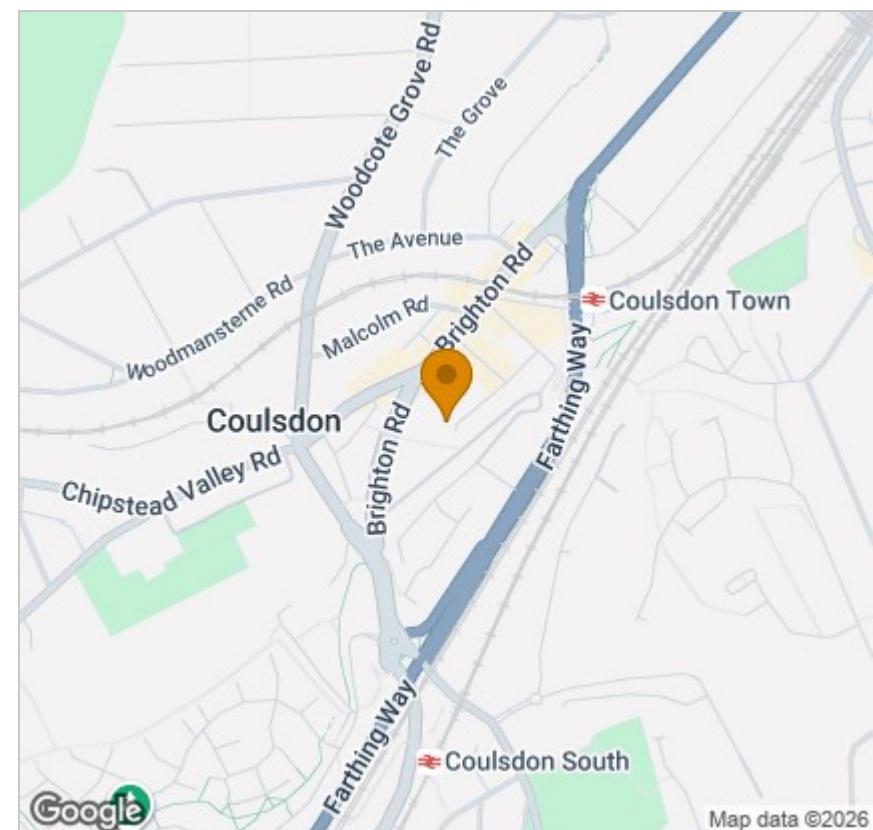
Viewing

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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	