

DANIEL ADAMS

14 Melrose Road

Coulsdon, CR5 3JH

Offers Over £725,000

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Nestled on the charming Melrose Road in Coulsdon, this impressive 1930s semi-detached family home offers a delightful blend of modern living and classic charm. Boasting approximately 1,722.23 sq. ft. of generous accommodation, including four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking comfort, space and style.

As you approach the house, the inviting driveway provides ample parking for up to three vehicles, ensuring convenience for residents and guests alike. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the generous accommodation that lies within. The ground floor features two reception rooms, including a cosy living room and a versatile study/playroom, ideal for both relaxation and productivity. A convenient downstairs shower room with W.C. adds to the practicality of the layout.

The heart of this home is undoubtedly the stunning open-plan kitchen/family room. This expansive space is designed for modern living, featuring bi-fold doors that seamlessly connect the indoors with the outdoor patio and large rear garden. The garden not only provides a perfect setting for entertaining but also boasts breathtaking views over Coulsdon and the surrounding area.

Upstairs, you will find four well-proportioned bedrooms, complemented by a family bathroom that caters to the needs of the household. The property has been thoughtfully upgraded by its current owner, offering larger-than-average accommodation whilst still presenting an opportunity for new owners to introduce their own personal style.

Conveniently located, Melrose Road is just a stone's throw from Woodmansterne Station and is within easy reach of three primary schools, making it an ideal choice for families.

Offering over 1,700 sq. ft. of versatile living space, generous gardens and an excellent location, this remarkable family home is a must-see. Contact us today to arrange your viewing.











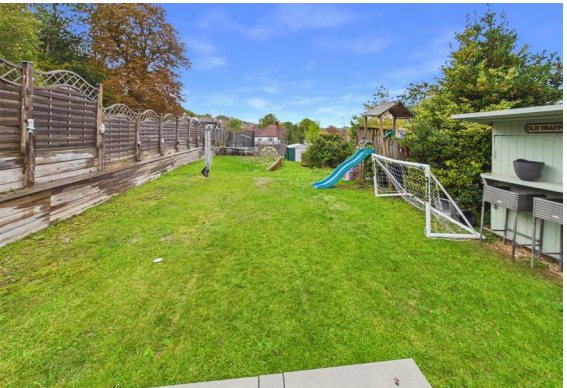














- Entrance Hall
- Living Room
- Open plan Kitchen-Dining-Living Room
- Study-Playroom
- W.c-Shower Room
- Stairs to
- First floor Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Rear Garden
- Driveway to Front

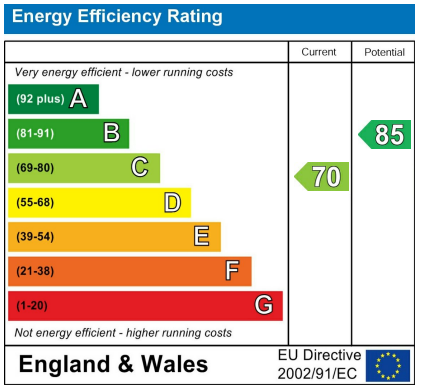
Floor Plan

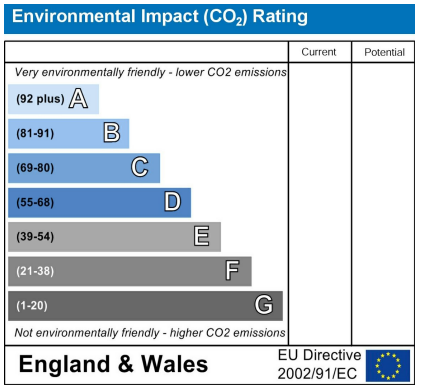


Area Map



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.

DANIEL ADAMS

147 Brighton Road,
Coulsdon,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk