



**4 Magpie Close**  
Coulston, CR5 1AT

**Offers Over £450,000**



## 4 Magpie Close

Coulsdon, CR5 1AT

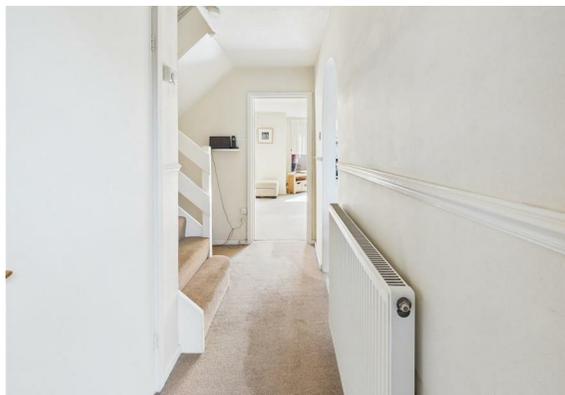
Nestled in the charming Magpie Close, Coulsdon, this delightful three-bedroom house is an ideal home for a growing family or anyone seeking convenient access to Coulsdon Station. This well-loved property is presented in generally good decorative order, making it a perfect canvas for your personal touch. An internal viewing is highly recommended to truly appreciate its appeal.

Upon entering, you are greeted by a welcoming entrance hall that features a convenient w.c. and a walk-in storage cupboard, providing ample space for your belongings. The ground floor boasts a generous lounge-dining area, perfect for family gatherings and entertaining guests, alongside a well-appointed kitchen that caters to all your culinary needs.

Venture upstairs to discover three comfortable bedrooms, each offering a peaceful retreat, along with a family bathroom that serves the household. The property also benefits from a secluded rear garden, an ideal spot for alfresco dining and enjoying the outdoors in privacy.

To the front, you will find a garage and a driveway that accommodates parking for two vehicles, ensuring convenience for you and your guests. The location is superb, with easy access to Coulsdon town centre, where you can explore a variety of local eateries and shopping facilities.

This property presents a wonderful opportunity to create lasting memories in a friendly community. Do not hesitate to call now to arrange a viewing and see for yourself the potential this home has to offer.





Entrance Hall

Lounge-Dining Room

Kitchen

W.c

Walk in storage room

Stairs to

First floor landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Rear Garden

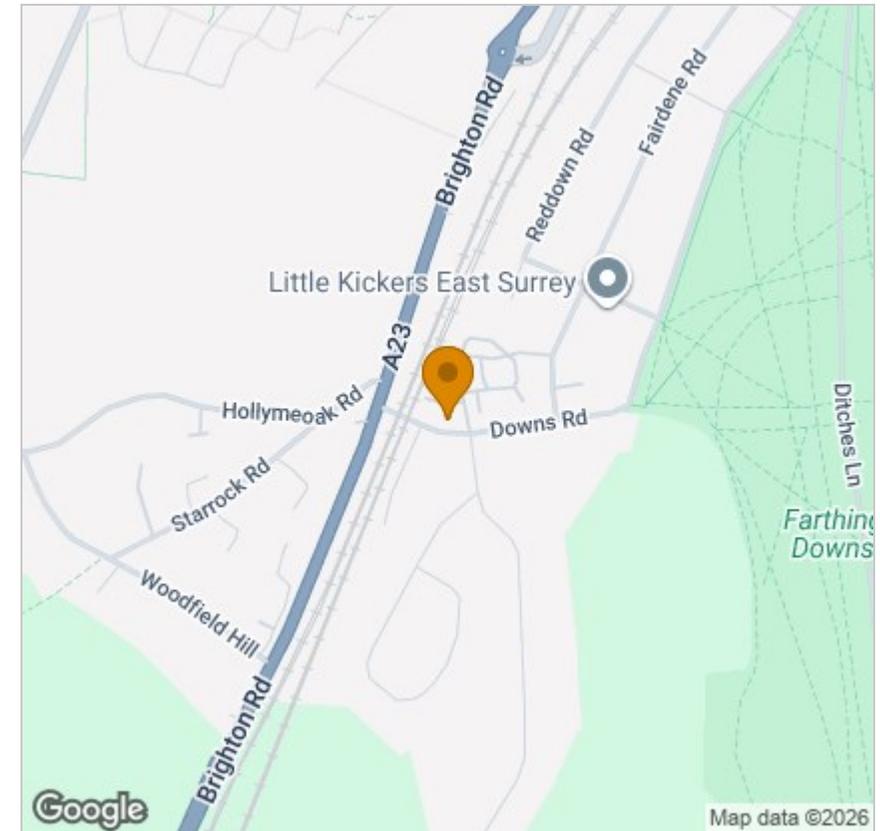
Garage

Driveway

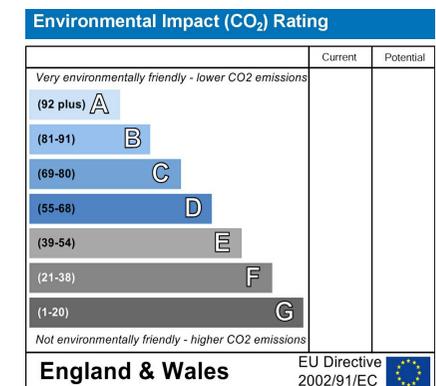
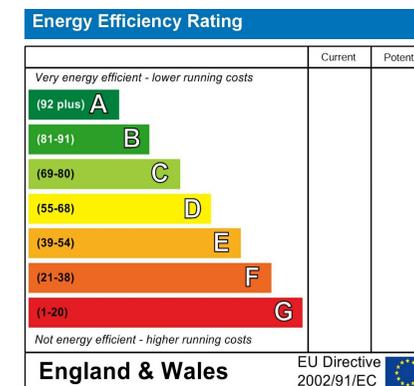
## Floor Plan



## 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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