



Howard Road | | Coulsdon | CR5 2EB

£3,100 PCM

**BOND & SHERWILL**  
EST. 1908

# Howard Road | Coulsdon | CR5 2EB £3,100 PCM

Situated on Howard Road in Coulsdon, this spacious four-bedroom detached family home is set within a popular residential cul-de-sac, offering generous living accommodation and excellent space for family life.

The property comprises four well-proportioned bedrooms and a family bathroom to the first floor. To the ground floor, there are three reception rooms, providing flexible living and entertaining space, together with a fitted kitchen/diner and a shower room with WC.

Externally, the property benefits from its own private rear garden, a carriage driveway providing off-street parking for multiple vehicles, and a garage.

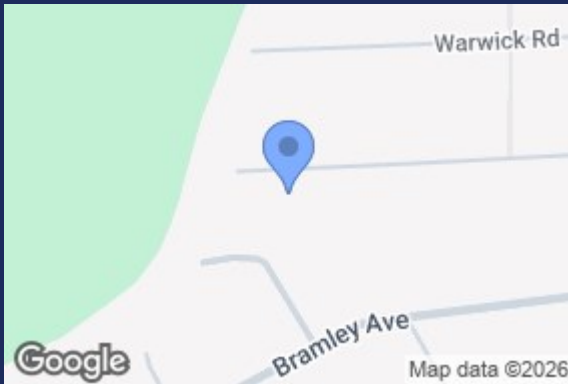
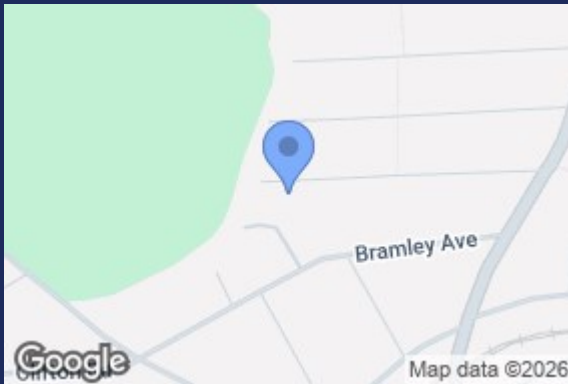
This is an ideal home for families seeking a well-located property in a quiet residential setting, with good access to local amenities, schools, transport links and open green spaces. Howard Road is well placed for the amenities of Coulsdon, with Coulsdon Town and Coulsdon South stations both serving the area, making it convenient for commuters and those travelling further afield. Coulsdon Town is also well connected by a range of bus routes.

The area is popular with families thanks to its residential feel, convenient shopping facilities and access to open spaces. Nearby green areas include Happy Valley, one of the largest open spaces managed by Croydon Council, as well as the wider network of countryside around Farthing Downs and Coulsdon Common.

Coulsdon itself is a well-established South London suburb with a good mix of day-to-day amenities, local shops, cafés and services, making it a practical and appealing place to live.

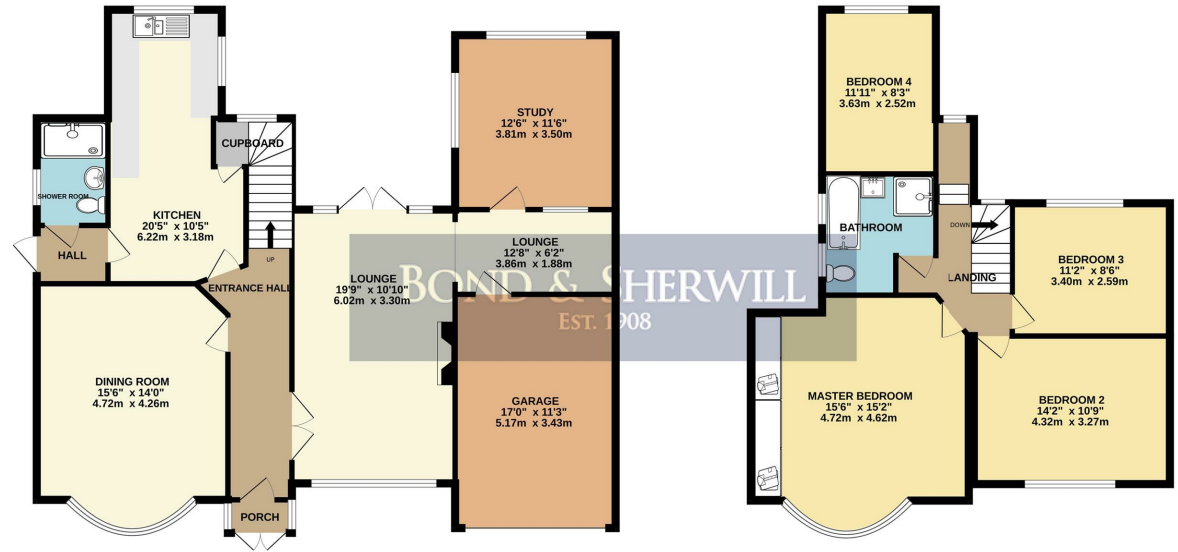






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			77
(9-9) D			
(8-8) E		45	
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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