



**28 St Andrews Road**  
Coulston, CR5 3HA

**Offers Over £630,000**



## 28 St Andrews Road

Coulsdon, CR5 3HA

Nestled on St Andrews Road in the charming town of Coulsdon, this well-presented semi-detached house offers a delightful family home with ample space and modern comforts. Built between 1930 and 1939, the property boasts accommodation spread over three floors, making it an ideal choice for families seeking both space and functionality.

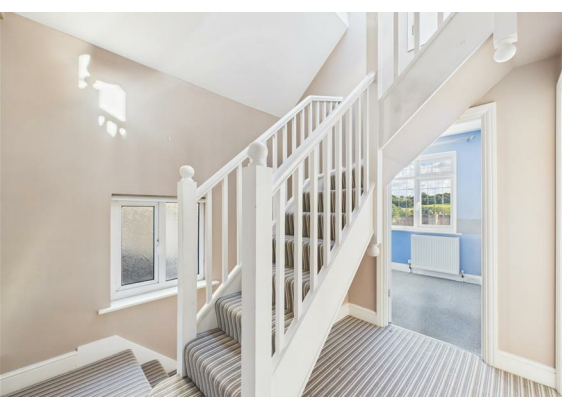
As you step into the inviting entrance hall, you will immediately sense the warmth and character of this special residence. The ground floor features a comfortable lounge, perfect for relaxation, alongside a modern fitted kitchen that seamlessly opens into a dining room, creating an ideal setting for family gatherings and entertaining. Additionally, there is a study, which provides a quiet space for work or study, and a convenient shower room with a W.C.

Ascending to the first floor, you will find three well-proportioned bedrooms, complemented by a family bathroom. A staircase leads to the second floor, where the fourth bedroom awaits, offering a private retreat for older children or guests.

Outside, the property boasts a spacious patio area, perfect for al fresco dining, and steps leading up to a well-maintained garden, ideal for children to play or for gardening enthusiasts. The front of the house presents stunning views over Coulsdon and beyond, enhancing the overall appeal of this lovely home.

With the added benefit of a driveway and no onward chain, this property is not to be missed. Conveniently located within easy reach of Coulsdon town centre, residents will enjoy access to a variety of eateries and two train stations, making it perfect for commuters. An internal viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.





Entrance hallway

Lounge

Dining room

Kitchen

Ground floor shower room

Home office

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Staircase to 2nd floor

Bedroom 4

Rear garden

Parking

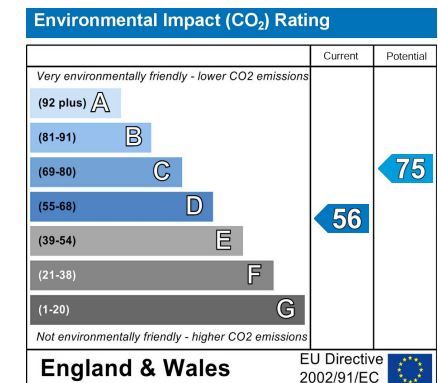
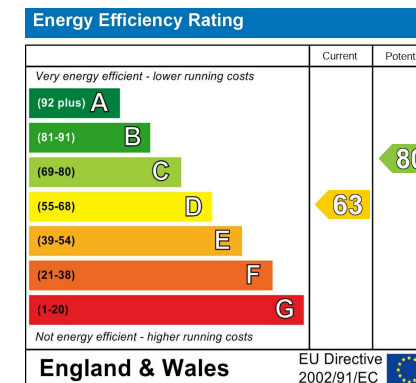
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Lettings Office on 020 8763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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