



**4 Petersfield Crescent**  
Coulston, CR5 2JQ

**Offers Over £615,000**



## 4 Petersfield Crescent

Coulsdon, CR5 2JQ

CHAIN FREE - SELLERS PROVIDING VACANT POSSESSION AUGUST 2026

An exceptional opportunity to acquire this spacious and highly sought-after three-bedroom semi-detached family home, complete with a garage and private driveway, ideally positioned on a desirable residential road in Coulsdon.

This attractive home is well presented and offers generous, well-balanced accommodation throughout, making it perfect for growing families. A standout feature is the impressive south-easterly facing rear garden, enjoying plenty of sunshine and offering excellent potential for entertaining or future expansion. Significant scope exists to extend (subject to planning permission), with the side garage providing an ideal footprint.

Internally, the property comprises a welcoming entrance hall, a bright and spacious lounge, a separate dining room ideal for hosting, a fitted kitchen, and a practical utility area. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate W.C.

Externally, the home continues to impress with a large, private rear garden, a garage featuring a rare car inspection pit, and a driveway providing convenient off-street parking.

Perfectly located on Petersfield Crescent, just off Coulsdon Road, the property is within easy walking distance of Coulsdon Town centre. Here you will find a vibrant selection of shops, cafés, restaurants, and major supermarkets including Waitrose, Tesco, and Aldi. Excellent transport links are close by, with two mainline stations offering fast and direct routes into Central London and Gatwick Airport, alongside regular bus services to surrounding areas.

The area is particularly popular with families due to its excellent choice of highly regarded schools, including the sought-after Woodcote Schools. Commuters will also appreciate easy access to the M23/M25 interchange at Hooley, connecting to London, Heathrow, Gatwick, and the south coast.





Entrance hall

Lounge  
14'4" x 12'7" (4.37 x 3.84)

Dining room  
13'7" x 11'3" (4.14 x 3.43)

Kitchen  
10'1" x 7'8" (3.07 x 2.34)

Utility area

Stairs to

1st floor landing

Bedroom 1  
13'9" x 11'4" (4.19 x 3.45)

Bedroom 2  
13'1" x 11'6" (3.99 x 3.51)

Bedroom 3  
7'8" x 7'1" (2.34 x 2.16)

Bathroom

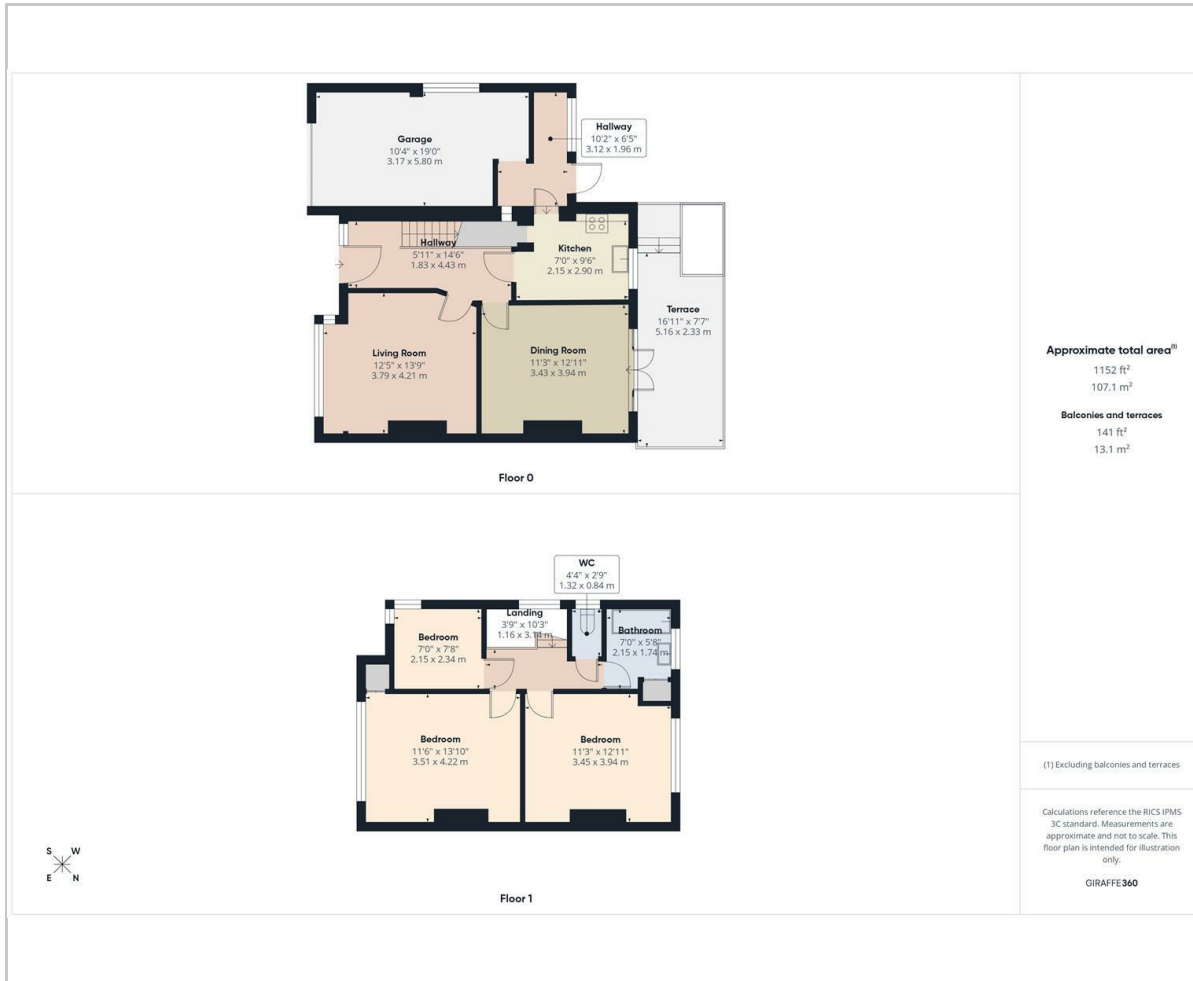
Sep w.c

Garage

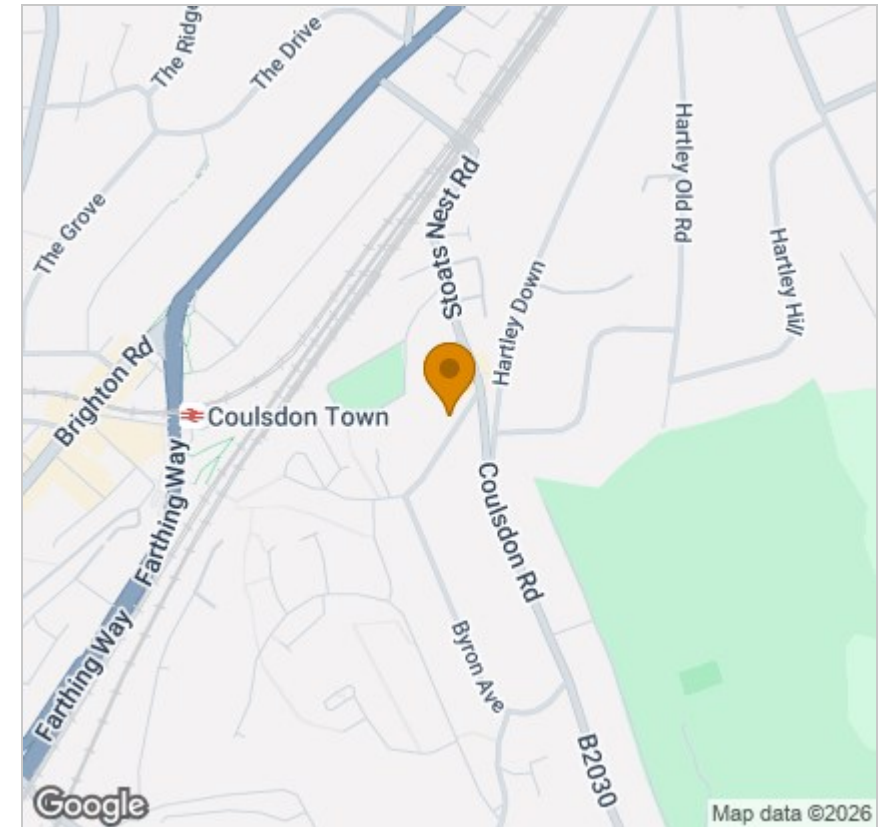
Driveway

Rear garden

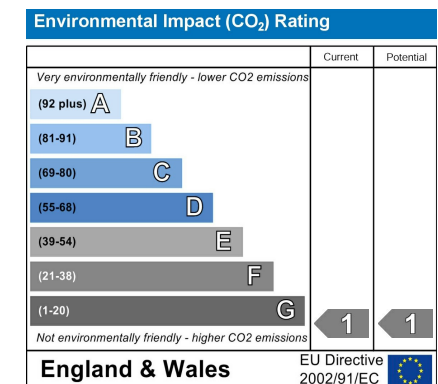
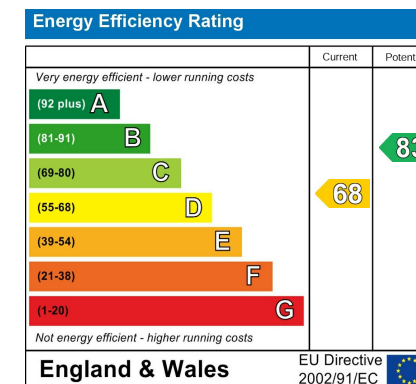
## Floor Plan



## 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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