



**48 Marlpit Lane**  
Coulson, CR5 2HB

Price Guide £765,000



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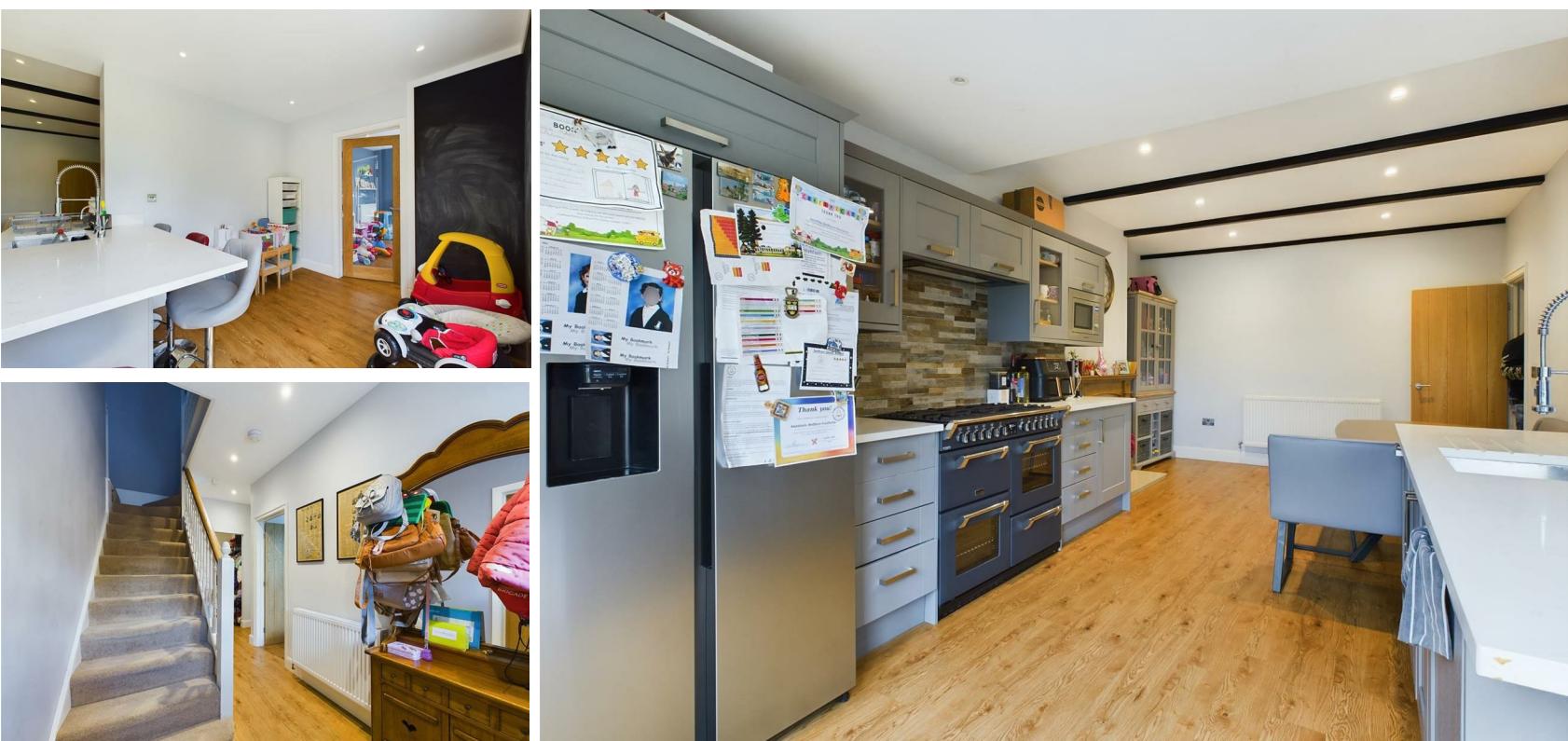
Nestled on Marlpit Lane in the charming town of Coulsdon, this semi-detached house presents an exceptional opportunity for families seeking a spacious and stylish home. With five well-proportioned bedrooms and two modern bathrooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through two generous reception rooms. The open-plan kitchen and breakfast room serve as the heart of the home, ideal for family gatherings and entertaining guests. A cosy family room and a comfortable lounge provide additional spaces for relaxation, while a practical utility room enhances the functionality of the home. The convenience of a downstairs shower room and W.C. adds to the property's appeal, ensuring ease of living.

The versatile study offers the potential to be transformed into a fifth bedroom, catering to your family's specific needs. Ascend to the first floor, where the luxurious main bedroom awaits, complete with an en-suite bathroom that provides a private sanctuary. Three additional well-sized bedrooms and a modern family bathroom ensure ample space for everyone.

Step outside to discover a delightful rear garden, featuring a lovely patio area, a well-maintained lawn, and an array of trees and shrubs, creating a serene outdoor retreat. The front of the property boasts a brick block driveway, providing convenient parking for three to four cars.

Situated in a peaceful neighbourhood, this home is conveniently located near several schools and offers easy access to Coulsdon, where you will find Coulsdon South Station, a variety of shopping options, and delightful restaurants. This property truly embodies the perfect blend of comfort, style, and convenience. Do not miss the chance to make it your own; call now to arrange a viewing.





entrance hall

inner hallway

living room

13'11 x 11'4 (4.24m x 3.45m)

kitchen

13'3 x 11'3 (4.04m x 3.43m)

open plan to breakfast area

18'4 x 8'7 (5.59m x 2.62m)

family room

12'4 x 8'8 (3.76m x 2.64m)

laundry room

study-bedroom 5

14' x 10'9 (4.27m x 3.28m)

stairs to

first floor landing

bedroom

13'4 x 11'6 (4.06m x 3.51m)

en-suite bathroom

9'6 x 7'9 (2.90m x 2.36m)

bedroom

15'7 x 12'6 (4.75m x 3.81m)

bedroom

14'8 x 10'6 (4.47m x 3.20m)

bedroom

10'11 x 9'6 (3.33m x 2.90m)

bathroom

9' x 7'11 (2.74m x 2.41m)

rear garden

driveway to front

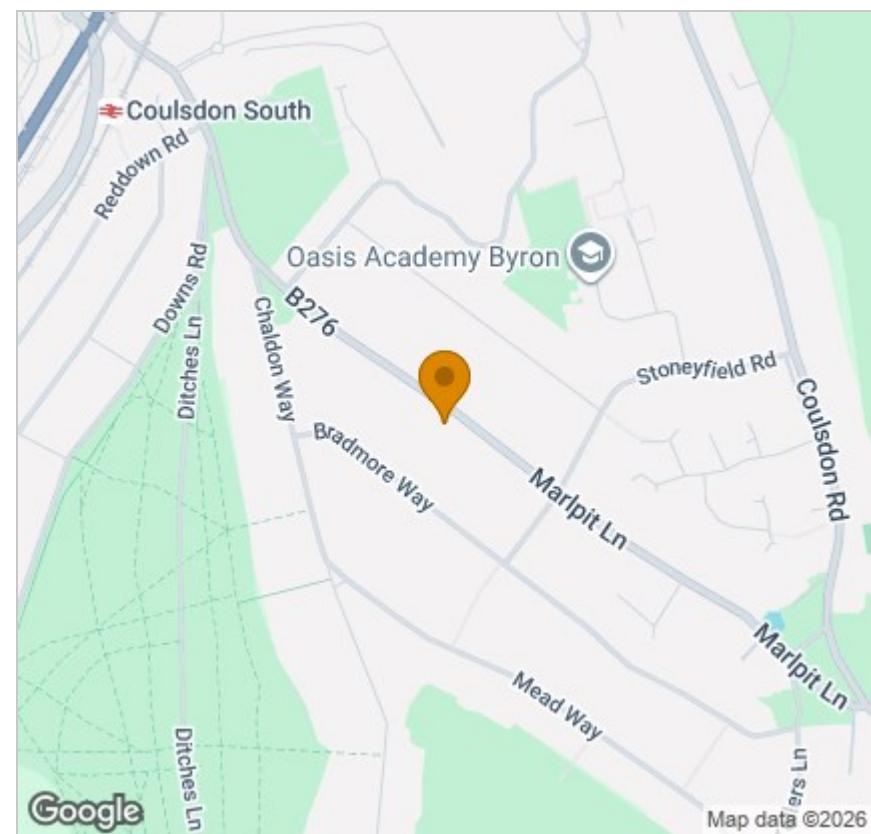
shower room-w.c

7'10 x 5'5 (2.39m x 1.65m)

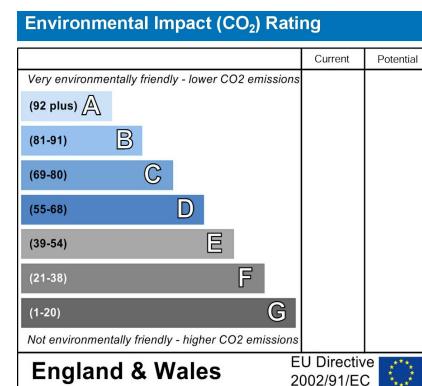
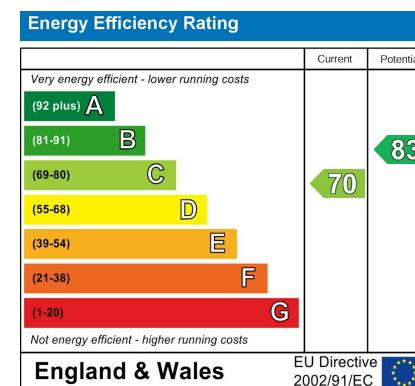
## Floor Plan



## 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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