DANIEL ADAMS



11 Marlpit Avenue

Coulsdon, CR5 2SD

Price Guide £875,000

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Coulsdon, CR5 2SD

Situated in the highly sought-after Marlpit Avenue, Coulsdon, this impressive four-bedroom detached family home offers a perfect blend of comfort and potential. As you step into the property, you are welcomed by a grand entrance hall that sets the tone for the rest of the home. The spacious lounge, complete with a charming feature fireplace, provides an inviting space for relaxation. Adjacent to the lounge, the sun lounge bathes in natural light, creating a delightful area to unwind. There is a well equipped kitchen-breakfast room, and dining room, making it ideal for family gatherings and entertaining guests. A convenient w.c. is located under the stairs for added practicality. Upstairs, you will find four generously sized double bedrooms, ensuring ample space for family and guests alike. The family bathroom and a separate w.c. add to the functionality of this well-designed home.
Outside, the property boasts a large decking area, perfect for al fresco dining, alongside a beautifully maintained lawn split into two sections. An additional plot to the side presents exciting opportunities for further expansion, subject to planning permission. The detached garage and driveway provide parking for up to four vehicles, with an extra parking area to the side for added convenience.

Marlpit Avenue is ideally situated, backing onto a lovely recreational park, and is just a short distance from Coulsdon Town Centre and Coulsdon South Station. A viewing is essential to fully appreciate the charm and potential of this remarkable property. Don't miss the chance to make this house your home.























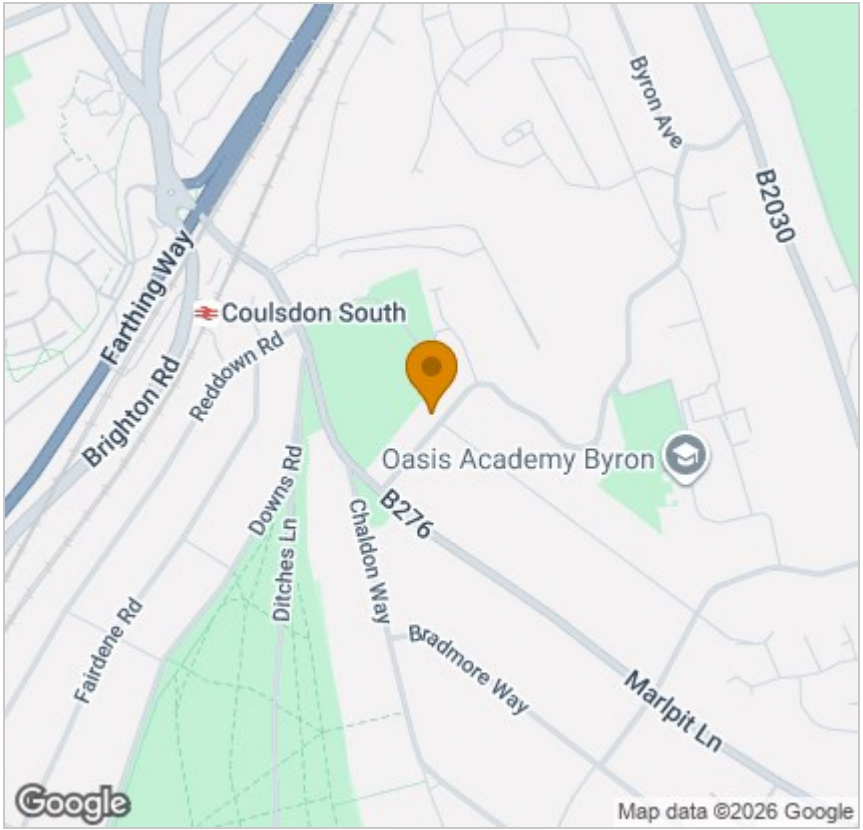


- Entrance Hall
- Lounge
- Dining Room
- Kitchen - Breakfast Room
- Separate w.c
- Stairs to
- First floor landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Separate w.c
- Rear Garden
- Garage
- Two driveways

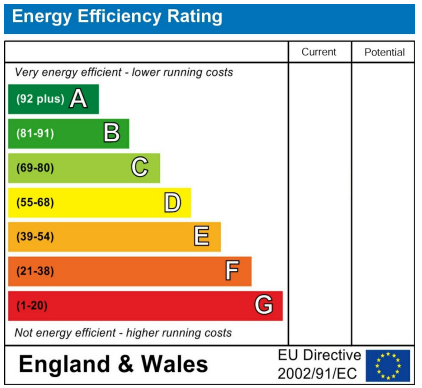
Floor Plan

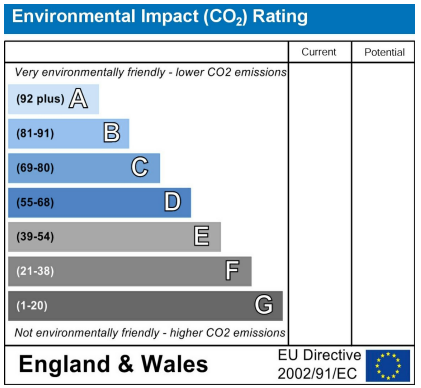


Area Map



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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