



**73 Westleigh Avenue**  
Coulson, CR5 3AE

**Best Offers Over £525,000**





## 73 Westleigh Avenue

Coulsdon, CR5 3AE

Nestled on the highly sought-after Westleigh Avenue in Coulsdon, this charming terraced villa offers a delightful blend of comfort and modern living across three well-designed floors. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With four spacious bedrooms, including two on the first floor and two connecting rooms on the second, there is ample space for family living and potential for further development, subject to approval.

Upon entering, you are greeted by a welcoming porch and entrance hall that leads to a cosy lounge featuring a charming fireplace and lovely views. The family kitchen/diner is a highlight, complete with a breakfast bar and a door that opens into an additional dining space or sunroom, ideal for enjoying meals with family and friends. The first floor also houses a well-appointed family bathroom and a dedicated home office, catering to those who work remotely.

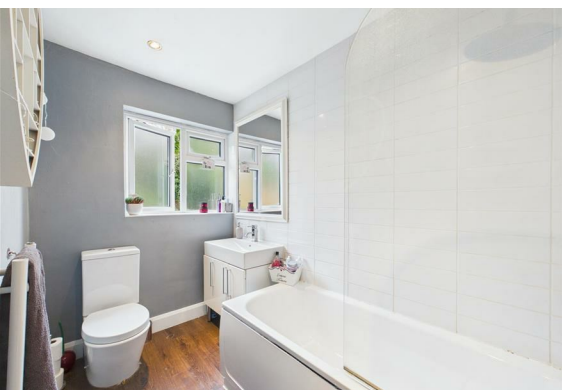
Outside, the property features a decked patio area that seamlessly connects to a garden, along with a detached building that serves as a hobbies room, providing a perfect retreat for creative pursuits. Off-road parking for one vehicle is conveniently located at the front of the house.

Westleigh Avenue is a picturesque, tree-lined road adorned with blossoming trees in the spring, creating a serene environment. The location is well-served by excellent schools and is within easy reach of Woodmansterne station, along with two additional mainline stations in Coulsdon. The bustling Coulsdon High Street offers a variety of individual shops and restaurants, ensuring all your needs are met.

This well-presented home is a rare find in a desirable area. Do not miss the opportunity to view this exceptional property. Call now to arrange a visit.







Entrance Porch

Entrance hallway

Kitchen/diner

Dining room/sun room

1st floor

Bedroom

Bedroom

Home office

Bathroom/WC

2nd floor

Bedroom

Bedroom

Garden to rear

Detached hobbies room

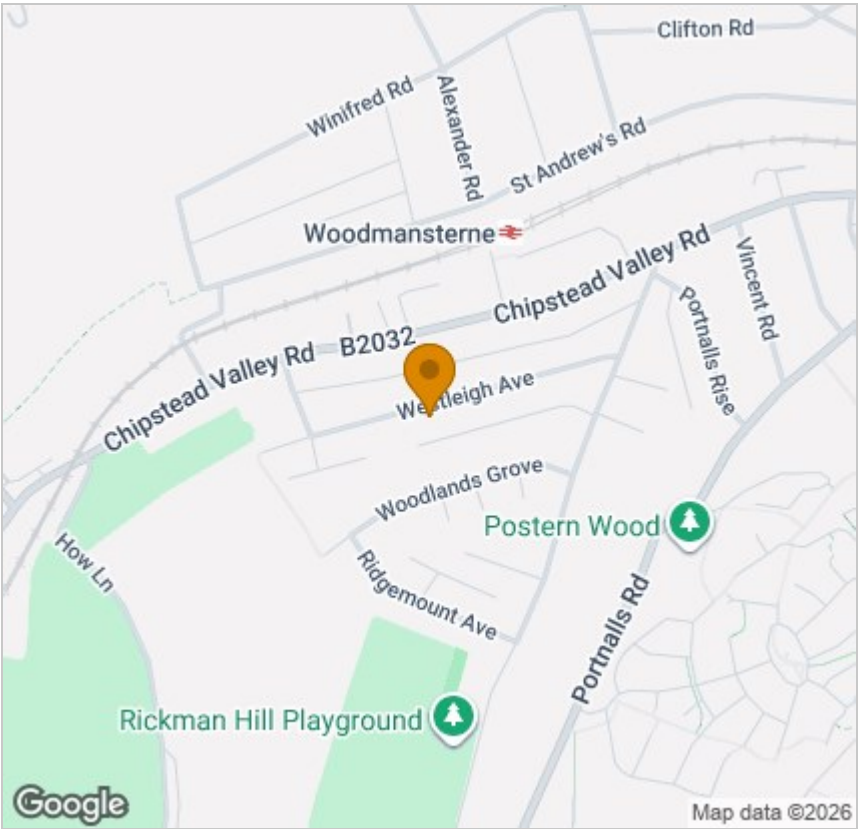
Parking



Floor Plan



Area Map



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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Energy Efficiency Graph

