



**St. Andrews Road, Coulsdon, CR5 3HD**

**£525,000**

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS



**Bedrooms:** | **Bathrooms:** | **Receptions:**  
3 | 1 | 1

Set on a well-regarded residential street, this property offers generous accommodation throughout and excellent potential for buyers looking to create a home tailored to their own style.

The ground floor features a large, bright living room offering plenty of space for both seating and dining areas, along with a separate kitchen that provides a practical layout and scope for enhancement. Upstairs, you'll find three well-proportioned bedrooms—ideal for families or those needing flexible space for working from home.

While the property would benefit from general updating, it provides a solid foundation with great room sizes and a layout that lends itself well to modern living.

**Location:**

St Andrews Road is conveniently positioned within easy reach of Coulsdon Town Centre, offering a selection of shops, cafés, and local amenities. Excellent transport links are close by, including Coulsdon Town and Coulsdon South stations, providing fast and frequent services into London and surrounding areas. The neighbourhood is also well-served by reputable schools, parks, and green spaces, making it an attractive choice for families and commuters alike.



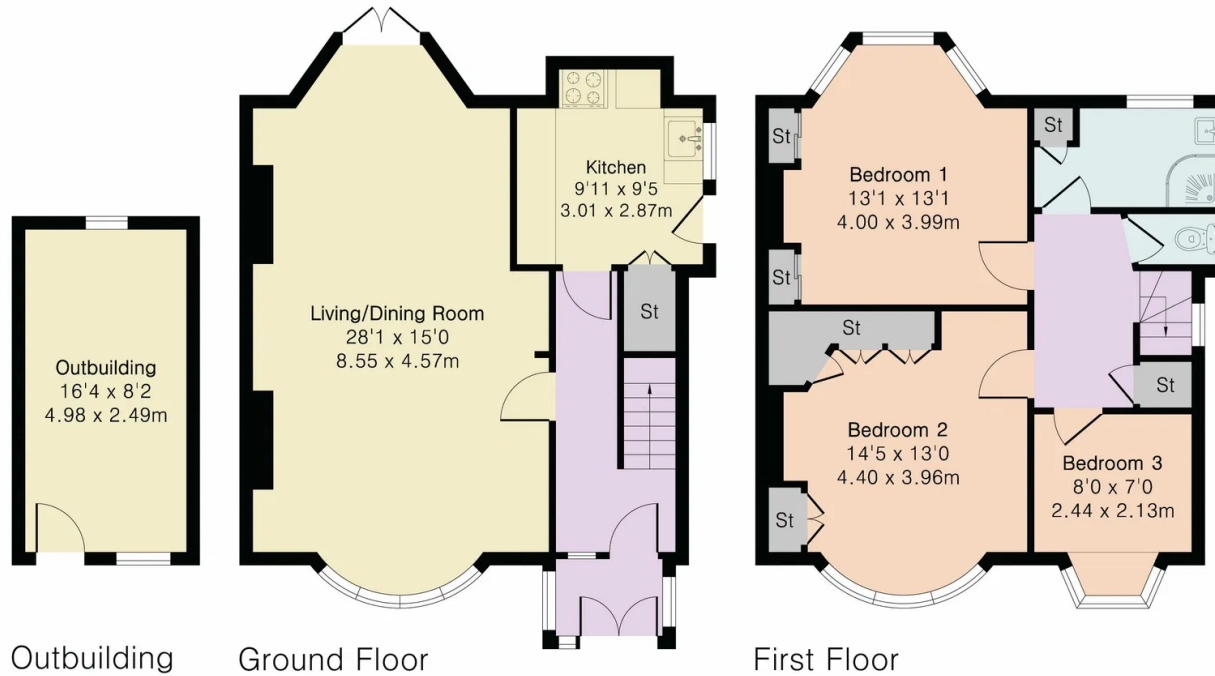


**Approximate Gross Internal Area 1091 sq ft - 102 sq m  
(Excluding Outbuilding)**

Ground Floor Area 558 sq ft – 52 sq m

First Floor Area 533 sq ft – 50 sq m

Outbuilding Area 133 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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