





Brighton Road
Coulsdon
CR5 2BA

Offers in Excess of £
759,000.00

bettermove

Brighton Road - Coulsdon

Bettermove are proud to present this 6 bedroom detached house in Coulsdon, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via a private, gated driveway.

The council tax band is F.

The interior of this well presented property comprises a spacious living room, two fitted kitchens, breakfast/dining room, two bedrooms, and two shower rooms on the ground floor. The first floor consists of the further four bedrooms, alongside a family bathroom. The exterior boasts a large, private rear garden, perfect for enjoying the summer months.

Located in the popular town of Coulsdon, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Coulsdon Town Railway Station, a variety of local bus routes, and quick access to the M25, and M23.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
6	3	3	Freehold

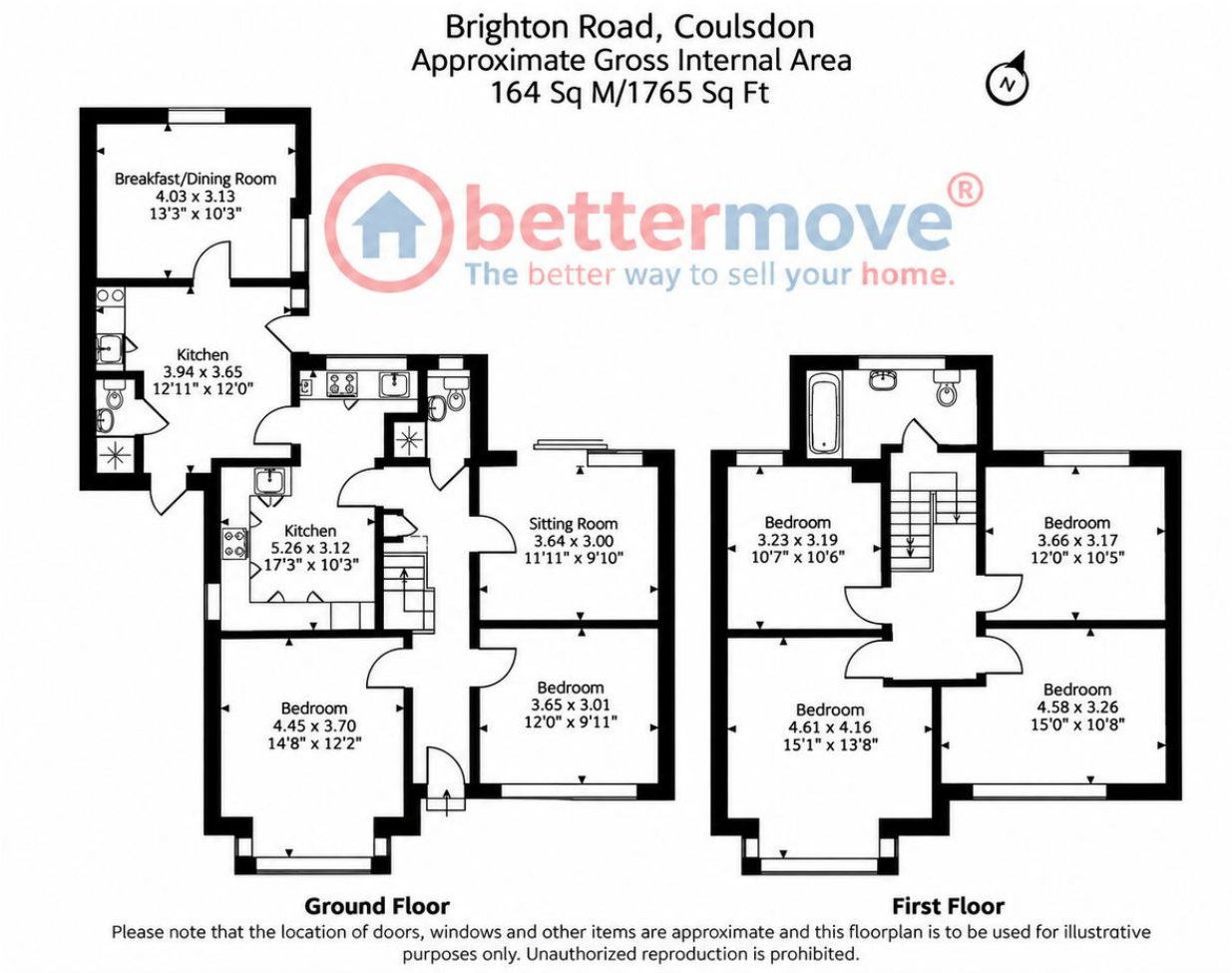








Floor Plan


Brighton Road, Coulsdon
Approximate Gross Internal Area
164 Sq M/1765 Sq Ft
bettermove®
The better way to sell your home.
Breakfast/Dining Room
4.03 x 3.13
13'3" x 10'3"
Kitchen
3.94 x 3.65
12'11" x 12'0"
Kitchen
5.26 x 3.12
17'3" x 10'3"
Sitting Room
3.64 x 3.00
11'11" x 9'10"
Bedroom
4.45 x 3.70
14'8" x 12'2"
Bedroom
3.65 x 3.01
12'0" x 9'11"
Bedroom
3.23 x 3.19
10'7" x 10'6"
Bedroom
3.66 x 3.17
12'0" x 10'5"
Bedroom
4.61 x 4.16
15'1" x 13'8"
Bedroom
4.58 x 3.26
15'0" x 10'8"
Ground Floor
First Floor
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	77	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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