

99 Chipstead Valley Road
Coulson, CR53BP

£1,750 Per Calendar Month



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Coulsdon, CR53BP

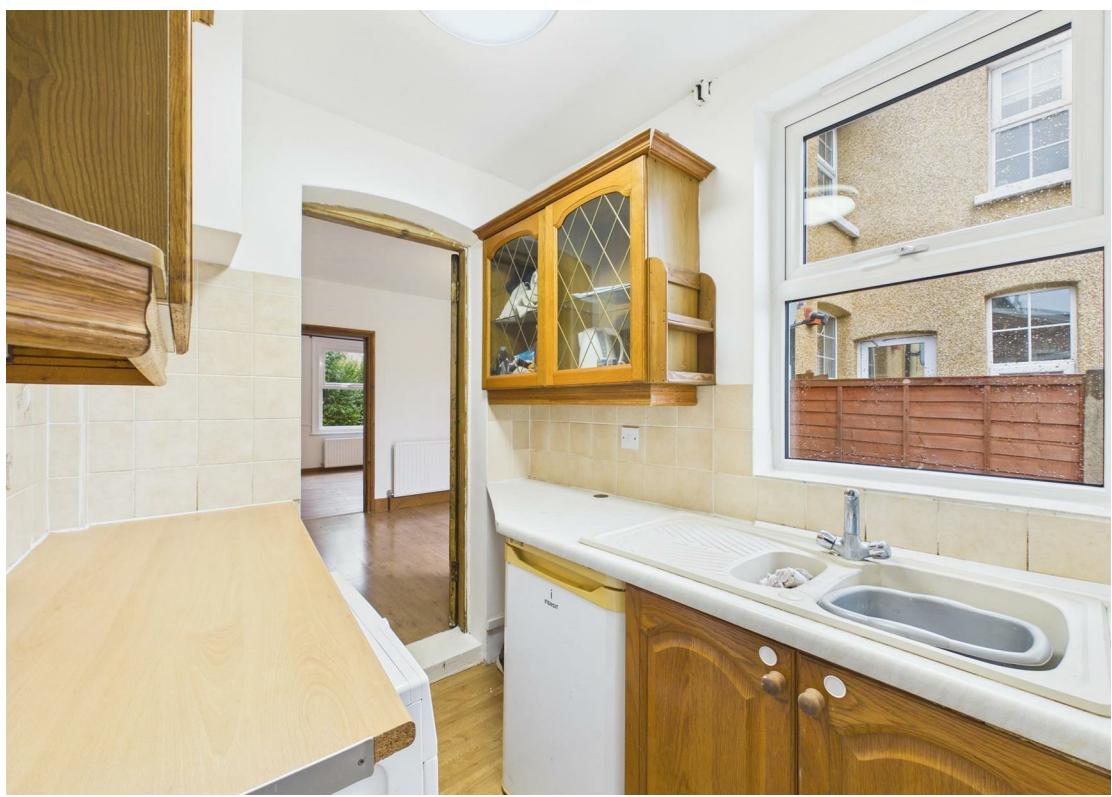
Nestled on the charming Chipstead Valley Road in Coulsdon, this delightful terraced house, dating back to the early 1900s, is now available for rent. This property is ideally situated for those seeking convenient access to Coulsdon Town, making it a perfect choice for commuters.

Upon entering, you will find a welcoming lounge that leads into an open plan kitchen-dining room, creating a warm and inviting space for family gatherings and entertaining guests. The utility area adds practicality to the home, while the downstairs bathroom ensures convenience for residents and visitors alike.

Upstairs, the property three well bedrooms, providing ample space for a family or those needing extra room for guests or a home office. The charm of this older style property is evident throughout, offering character and comfort.

The rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property benefits from a rear access road, providing a designated parking area, which is a valuable feature in this area.

This home is ready for you to move in and make it your own. Do not miss the opportunity to view this charming property; call now to arrange a visit.





Entrance hall



Lounge

12'3" x 11'2" (3.73 x 3.40)



Dining room

14'4" x 14'4" (4.37 x 4.37)



Kitchen

6'5" x 5'5" (1.96 x 1.65)



Ground floor bathroom

7'4" x 5'2" (2.24 x 1.57)



Bedroom 1

11'2" x 9'3" (3.40 x 2.82)



Bedroom 2

9'8" x 23'0" (2.95 x 7)



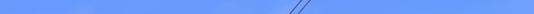
Bedroom 3

12'9" x 7'2" (3.89 x 2.18)



Rear garden

approx 90'0" x (approx 27.43 x)



Parking for 2 car's



Floor Plan



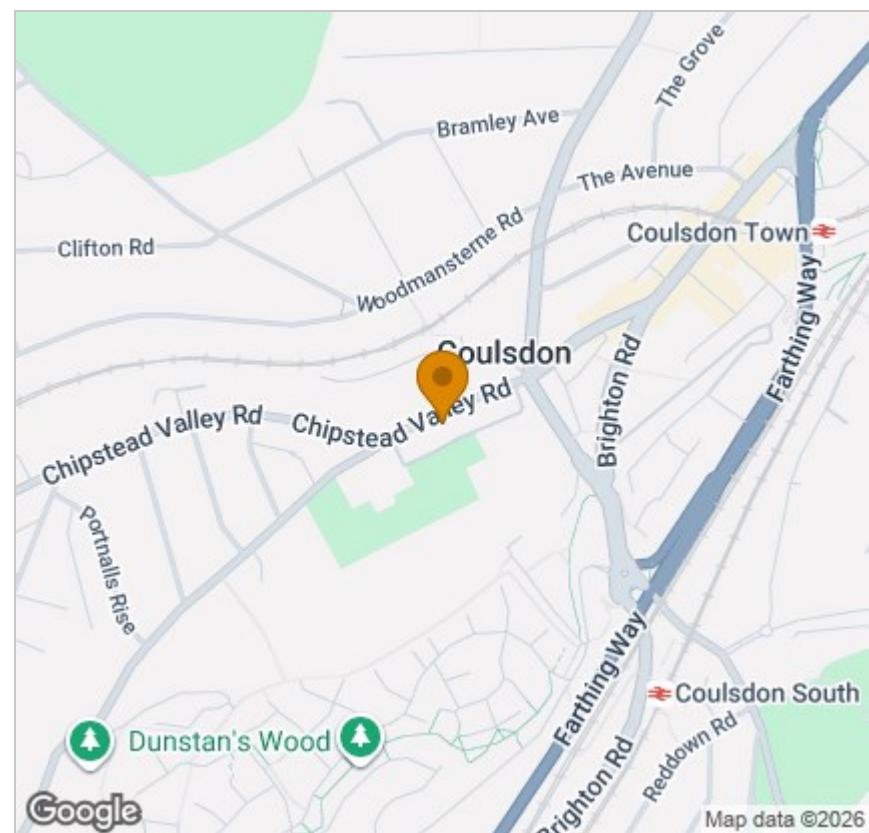
Viewing

Please contact our Coulsdon Lettings Office on 020 8763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		1	1
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions		1	1
England & Wales		EU Directive 2002/91/EC	