

Chaldon Way, Coulsdon, CR5 1DJ

Guide Price £595,000

 3 1 2

- CHAIN FREE
- SPACIOUS LIVING ROOM
- PATIO AREA IDEAL FOR SUMMER ENTERTAINING
- SEPARATE GARAGE
- COUNCIL TAX BAND - E
- LARGER SEMI-DETACHED HOUSE
- LARGE LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING OFF-STREET PARKING
- POTENTIAL TO EXTEND, SUBJECT TO PLANNING PERMISSION
- EPC - D

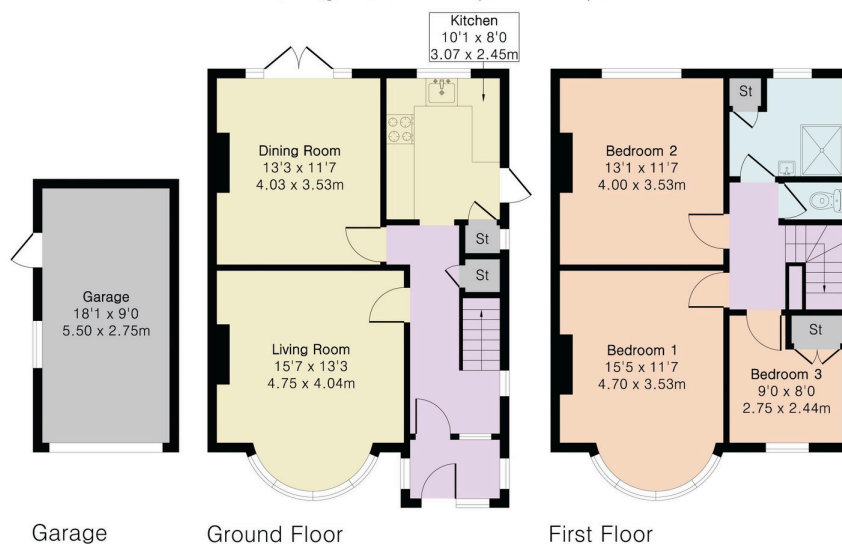


**Approximate Gross Internal Area 1105 sq ft - 102 sq m
(Excluding Garage)**

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 540 sq ft – 50 sq m

Garage Area 163 sq ft – 15 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.



A larger-than-average three-bedroom semi-detached family home, well maintained and cared for, offering generous living space, driveway parking and a separate garage. The property benefits from a large landscaped rear garden with a patio area ideal for summer entertaining, along with potential to extend subject to planning permission. Ideally located in Coulsdon for local amenities, schools and transport links, including Coulsdon South station.