



**41 St. Andrews Road**  
Coulson, CR5 3HH

**£2,500 Per Month**



# 41 St. Andrews Road

Coulsdon, CR5 3HH

Nestled on St. Andrews Road in the charming town of Coulsdon, this impressive semi-detached house offers a perfect blend of space and comfort, ideal for family living. With four well-proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of modern life.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, perfect for relaxation and entertaining guests. The heart of the home is undoubtedly the open-plan kitchen, dining, and living area, which creates a warm and inviting atmosphere for family gatherings. The utility room and cloakroom/WC add to the practicality of the layout, ensuring that everyday tasks are easily managed.

The first floor features three generously sized bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascend to the second floor, where you will find the fourth bedroom (main bedroom) along with a separate shower room, providing additional privacy and convenience.

Outside, the property boasts ample parking and beautifully maintained gardens to both the front and rear. The raised deck area is an excellent spot for outdoor dining or simply enjoying the fresh air, while the storage space ensures that all your gardening tools and equipment are neatly tucked away.

Situated on the desirable west side of Coulsdon Town, this home is well-positioned for local amenities, schools, and transport links. This sizeable semi-detached house is a rare find and is presented in excellent condition throughout. We invite you to call us to arrange a viewing and discover the potential of this delightful property for yourself.





Entrance hallway

Lounge

Kitchen/living/dining room

Utility room

Cloakroom/WC

Landing

Bedroom

Bedroom

Bedroom

Bathroom/WC

2nd landing

Bedroom

En suite shower room

Parking

Gardens



## Floor Plan



## 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.

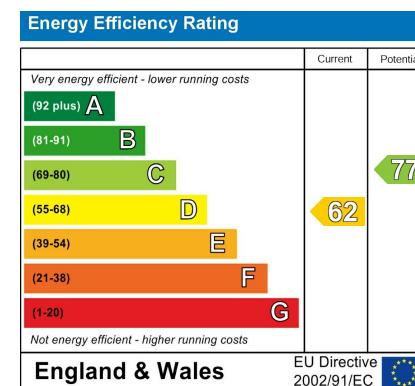


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## Area Map



## Energy Efficiency Graph



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	