

FOLKLANDS



HILLARS HEATH ROAD, COULSDON

GUIDE PRICE £435,000







Hillars Heath Road, Coulsdon

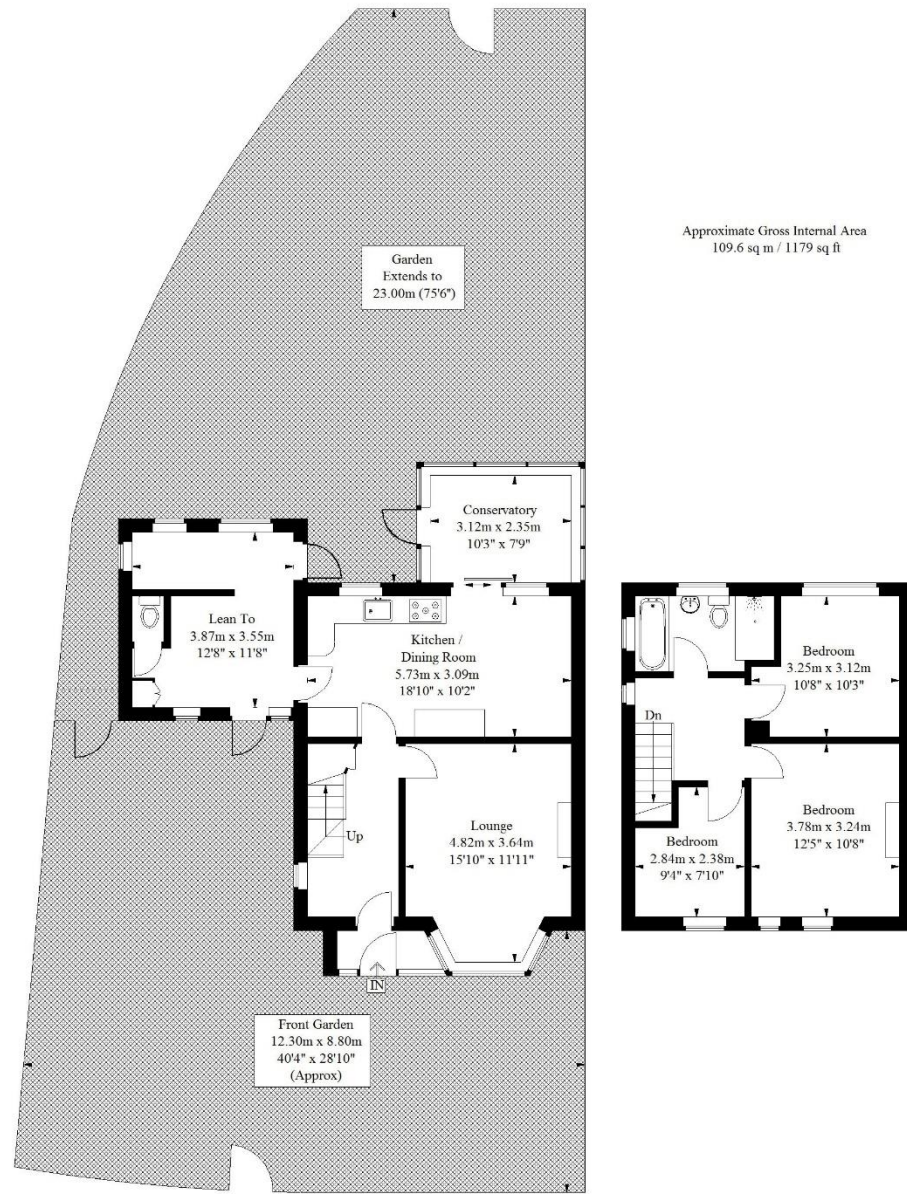


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUKsketch.com © 2018 (ID 447232)

- ❖ EPC EER D
- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ LARGE CORNER PLOT
- ❖ EXCELLENT SCOPE FOR EXTENSION (STPP)
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.1 MILES FROM COULSDON TOWN TRAIN STATION
- ❖ WELL LOCATED FOR LOCAL SCHOOLS
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ POTENTIAL FOR OFF ROAD PARKING OR GARAGE
- ❖ 75' PRIVATE REAR GARDEN



A well presented three bedroom semi-detached house situated within this leafy cul-de-sac in the heart of Coulsdon town centre, conveniently located only 0.1 miles from Coulsdon Town train station, which offers direct services to both London Bridge & London Victoria stations.

Sat on a large corner plot, this bright & airy home enjoys double glazing throughout, a particularly spacious kitchen/ dining room ideal for family living, and benefits from side access. With ample space to the side & rear of the house the property also offers excellent extension possibilities (STPP) along with scope to create off road parking or a garage.

The accommodation comprises two double bedrooms, a single bedroom, a large loft space, a stylish four piece bathroom suite with separate shower cubicle, a separate living room with bay window & feature fireplace, a wide entrance hall with porch entrance, an 18'10 kitchen/ dining room, a conservatory extension, a lean-to with separate WC and ample storage space and a well maintained 75' private rear garden.

Furthermore, this property sits a short distance from the plethora of shops & restaurants in Coulsdon town centre and less than a mile from a number of well regarded primary & secondary schools. The property is also approximately half a mile from the open green spaces of Farthing Downs and Coulsdon Manor Golf club for the golfers out there. In our opinion, this property would make an ideal family home and is a must see.

