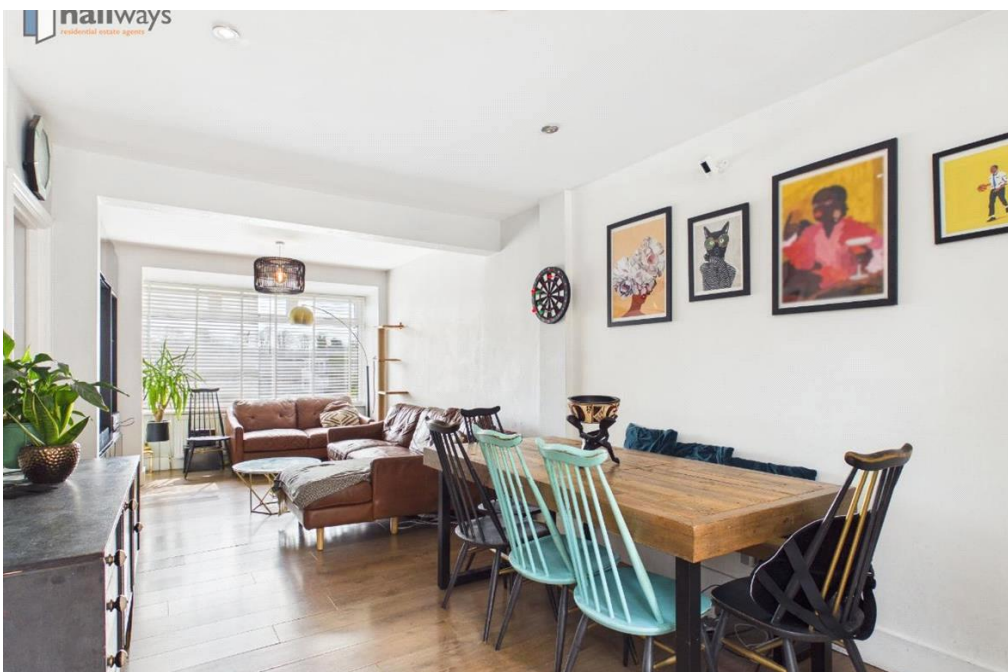


MALCOLM ROAD, COULSDON

Three-bedroom terraced home on Malcolm Road featuring a spacious living room, open-plan kitchen/dining area, downstairs WC, and family bathroom. Offering approx. 814 sq ft of well-laid-out living space, ideal for families or first-time buyers in a commuter friendly location. Great school access.

£450,000 Freehold | 3 Bed Family home





Charming Three-Bedroom Family Home close to Coulsdon Town Centre and a short walk to Coulsdon South or Coulsdon Town Railway Station with excellent links into London Bridge or Victoria in just 30 mins.

Situated on a popular residential road, this well-presented three-bedroom terraced home offers generous living space arranged over two floors, ideal for families, first-time buyers, or investors alike.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room, perfect for relaxing or entertaining. To the rear, the property boasts a modern open-plan kitchen/dining room, creating a sociable hub of the home with space for dining and everyday living. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property features three bedrooms, including two comfortable doubles and a versatile third bedroom, ideal as a nursery, guest room, or home office. A family bathroom is accessed from the landing.

Further benefits include a practical layout throughout and excellent potential to personalise or enhance.

A large, sunny garden to enjoy the summer evenings and entertain.

There are several primary and high schools in walking distance, and this house is so convenient for your teenagers to have some independence.

Coulsdon High Street has some lovely independent coffee shops, Waitrose and Aldi as well as a great choice for eating out. A library and a community garden as well as soft play and a co-work space if you are working remotely.

Located within easy reach of local amenities, schools, and transport links, this property offers both convenience and a strong sense of community.

Take a tour with Hallways 3D VR and get in touch to book your in person viewing: hello@hallwaysproperty.uk

Council Tax Band: C (Croydon)

Tenure: Freehold

Garden details: Rear Garden

- Easy access to high street and all local amenities
- Three Bedrooms
- Popular Residential Location
- Open-plan living / kitchen area
- Spacious Living Room
- 0.2 miles to Coulsdon Town Station
- Downstairs wc
- Large Level Rear Garden





Floor 1



Approximate total area:
104m²

Approximate total area:
104m²

Approximate total area:
104m²

Approximate total area:
104m²



Floor 2



Approximate total area:
104m²

Approximate total area:
104m²

Approximate total area:
104m²

Approximate total area:
104m²



Floor 3



Approximate total area:
104m²

Approximate total area:
104m²

Approximate total area:
104m²

Approximate total area:
104m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

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England & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only

Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG

Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.