







A charming CHAIN FREE two-bedroom home in a popular Coulsdon location, offering a spacious living room, kitchen/dining area, sunroom, two double bedrooms and bathroom. Over 800sq ft of versatile accommodation. Perfect for first time buyers, a small family or a downsize. 40 Mins by rail to London.

£425,000 Freehold | 2 Bed Terrace - full of Character





Hallways are pleased to market this charming and well-proportioned two-bedroom terraced home situated in a popular residential location in Coulsdon, offering spacious and versatile accommodation arranged over two floors.
As soon as you enter you will feel at home. Bright and stylish decor with plenty of room for you to furnish to your personal taste.

The ground floor welcomes you into a lovely living room, featuring an attractive layout with plenty of natural light and ample space for comfortable seating and relaxation. The living room leads through to an impressive open-plan kitchen/dining area, providing an excellent space for both everyday living and entertaining. The kitchen/dining area offers generous room for a dining table and benefits from a practical layout.

A particularly appealing feature of the property is the additional sunroom, which provides a versatile space ideal for enjoying a morning coffee, relaxing with a book or creating an additional seating area overlooking the outside.

Upstairs, the first floor comprises two well-proportioned bedrooms. The master bedroom measures approximately 4.02m x 3.64m and is full of natural light with high ceilings. The second is approximately 3.20m x 3.70m, offering comfortable accommodation and flexibility for guests, children or those working from home.

Completing the first floor is a family bathroom, along with a landing area providing access to all rooms.

This property is beautifully decorated and a really relaxing space. It offers a well-balanced combination of living and bedroom accommodation, making it an ideal purchase for first-time buyers, couples or those looking to downsize.

Conveniently positioned in Coulsdon, within walking distance of two nearby stations and a selection of schools, primary and secondary.

A few minutes walk to enjoy all of Coulsdon's local amenities including, Waitrose, Aldi and our popular independent cafes and restaurants.

On street parking and a short walk to schools, Library, The Hive Community Garden.

Easy access to London and the M23/25. Gem of an area .

A great opportunity to own a home that's full of character in a well connected location. Commuters dream :)

Early viewing is highly recommended to fully appreciate the accommodation and potential this lovely home has to offer.

VENDOR COMMENTS: When I first saw this house, having looked at many others, I knew it outstripped them all because of everything it offered: light and airy throughout with a lovely sunroom, larger than average bedrooms, upstairs bathroom and excellent, fast transport links to London alongside both the convenience of the shops and the beautiful Farthing Downs on the doorstep. In recent years I've renovated the garden to create an inviting entertaining space to be enjoyed for years to come.

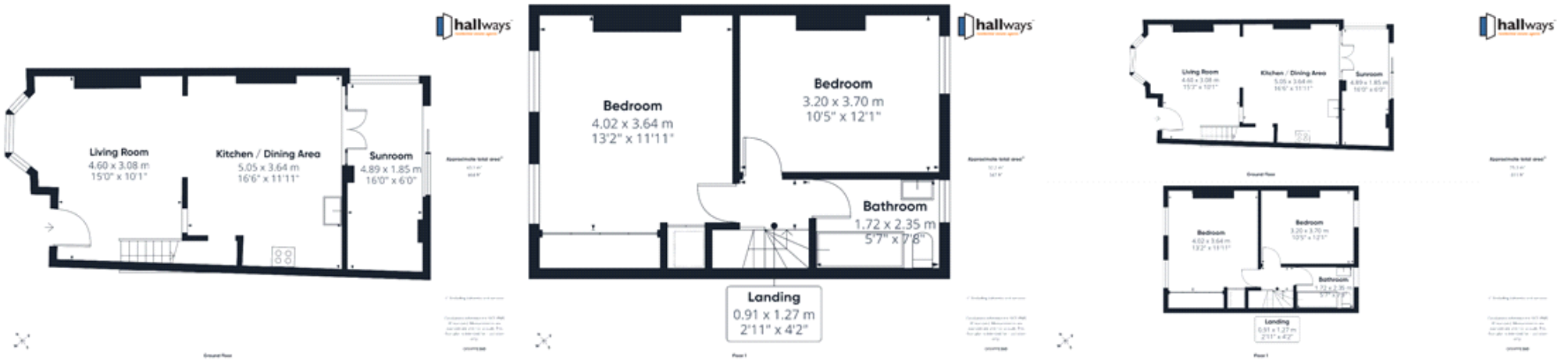


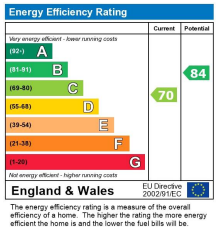


Take a tour with Hallways' exclusive 3D VR and get in touch to book your in person viewing: hello@hallwaysproperty.uk

Council Tax Band: C (Croydon)
Tenure: Freehold
Garden details: Enclosed Garden

- 2 Bed Edwardian Terraced House
- "Turn Key" home
- Stunning Open Kitchen / Living Area
- Sunroom/Conservatory
- 40 Mins by train to London Bridge
- 3 Minute Walk to Coulsdon Town Railway Station
- Easy access to high street and all local amenities
- No Onward Chain
- Gorgeous rear garden
- High Ceilings





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
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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/fittings 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.