



Price

£560,000

Freehold

4x  1x  2x 

Maple Way, Coulsdon,  
Surrey, CR5

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

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## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 15'1 x 13'8 (4.60m x 4.17m)

Kitchen/Breakfast Area: 20'6 x 10'6 (6.25m x 3.20m)

Utility Room: 15'9 x 6'8 (4.80m x 2.03m)

Cloakroom

Conservatory Area: 16'8 x 12'9 (5.08m x 3.89m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 11'8 (3.89m x 3.56m)

Bedroom 2: 11'7 x 9'11 (3.53m x 3.02m)

Bedroom 3: 9'4 x 8'5 (2.85m x 2.57m)

Bathroom: 10'7 x 7'4 (3.23m x 2.24m)

### SECOND FLOOR

Bedroom 4: 21'3 x 13'7 (6.48m x 4.14m)

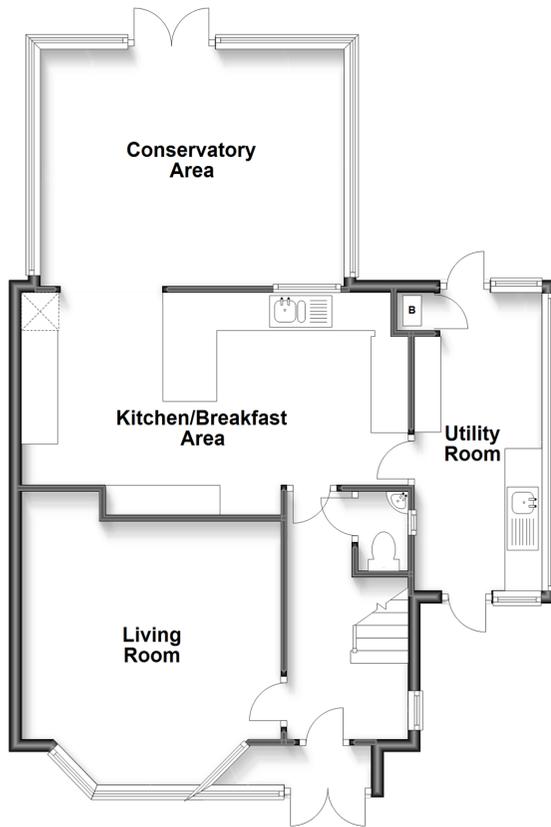
### OUTSIDE

Front and Rear Gardens

Driveway

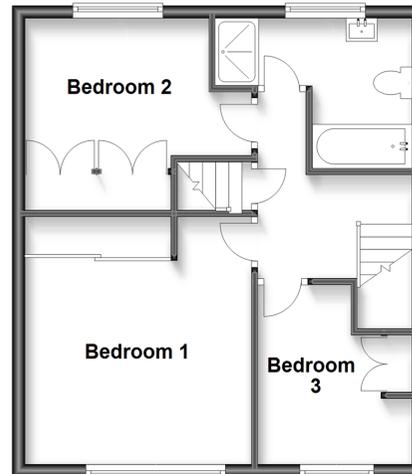
### Ground Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



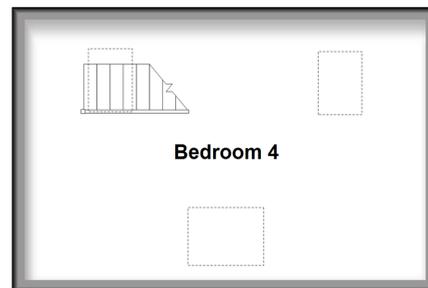
### First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



### Second Floor

Approx. 26.6 sq. metres (286.5 sq. feet)





## Main features

- Large semi-detached home with driveway
- Extended throughout with bonus utility room & conservatory
- Loft extension and great size rooms throughout
- Lovingly updated by the current owners
- Good size garden with patio area
- Excellent location for schools for all ages and transport links



### Nearest Schools

Primary Schools: St Aidan's Catholic Primary 2.2 miles, Smitham Primary 2.2 miles, Merstham Primary 2.2 miles  
Secondary Schools: Coulsdon High School 1.8 miles, Greenacre School for Girls 2.9 miles, The Beacon School 2.9 miles



### Transport Information

Train Stations: Chipstead 2.0 miles, Coulsdon South 2.1 miles, Kingswood 2.4 miles



### Address

Maple Way, Coulsdon, Surrey, CR5



### Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(64)	C(78)

21507513/20221004/D1/MS