



Generous maisonette backing rolling countryside

exclusive to

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Maple Way Coulsdon CR5 3RP

Banstead Village 2½ miles

London 16 miles

London by rail 25 minutes from Coulsdon South

M23/M25 Intersection 5 minutes

All times and distances are approximate

A generously proportioned two double bedroom first floor maisonette within this popular and quiet location. Benefitting from a spacious private garden and enjoying views overlooking the open fields to the rear.

- | Hallway
- | Sitting - Dining Room
- | Kitchen
- | Two Bedrooms
- | Bathroom
- | Private Garden

Price £350,000



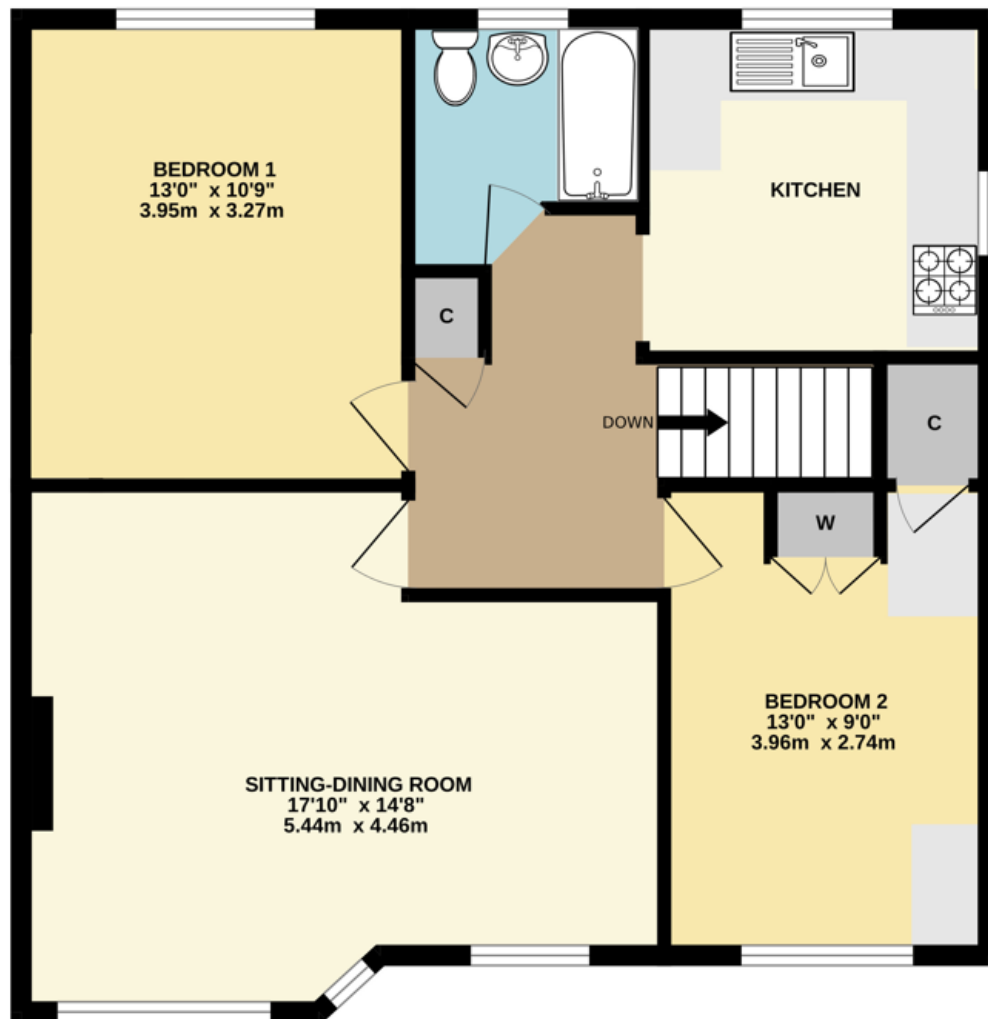


This first floor maisonette is beautifully appointed and presented in immaculate condition. The interior boasts many luxuries including a contemporary kitchen with views overlooking the garden and a wealth of storage with fitted wardrobes in one of the two double bedrooms. The large private garden is mainly laid to lawn and directly backing onto rolling countryside. An internal viewing is highly recommended.

Positioned just down from St. Margaret's Church, this location offers the tranquillity of the surrounding countryside yet with convenient access on to the A23 and the M25/M23 Junction at Merstham. Chipstead Station provides reliable commuter links to London, with faster links available at nearby Coulsdon South. This part of the Surrey Downs offers a vast selection of both sporting and cultural pursuits, including both Chipstead and Surrey Downs Golf Courses

Two Double Bedrooms | Modern Fitted Kitchen
 | Excellent Storage Throughout | Contemporary Bathroom
 | Large Private Garden Backing Rolling Countryside | Within Easy Access To The A23 and the M25 Beyond | Gas Central Heating | Served By An Array Of Local Shops





TOTAL FLOOR AREA

711 SQ FT / 66 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold - Years on Lease: 93

Service Charge: £299.01 pa (last year)

Ground Rent: 10 pa

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: C

All mains services

To the best of our knowledge on production of this brochure

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