



**41 MAPLE WAY, COULSDON, SURREY, CR5 3RP**  
**OFFERS OVER £300,000**  
**LEASEHOLD**

**\*\*\* GROUND FLOOR MAISONETTE IN A QUIET LOCATION, WITH A PRIVATE GARDEN AND VIEWS OVER FIELDS \*\*\***

Situated in a quiet little spot close to local shops, this spacious, ground floor maisonette is a great option for someone seeking a private garden and lovely views.

Through the front door there is an L shaped entrance hall, with a large built in storage cupboard. You have a lounge/dining room with a bay to the front, a separate kitchen that has direct access to the garden, two generous double bedrooms and a family bathroom.

Outside, there are private gardens both to the front and rear, with the back garden benefitting from views over fields and woods and there is parking on road within the street.

Nearby there is a parade of local shops, as well as a BP garage, a Starbucks and an Esso garage with a shop and drive.

There are bus routes and a choice of train stations, the closest of which is around a mile away, and Coulsdon town is just over two miles to the north.

- GROUND FLOOR APARTMENT
- LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- PRIVATE GARDENS
- COUNCIL TAX BAND: C
- LOVELY VIEWS
- KITCHEN
- BATHROOM
- VIEWING RECOMMENDED
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

16'4 x 9'7(max) (4.98m x 2.92m(max))

**LOUNGE/DINING ROOM**

13'0(min) x 11'0 (3.96m(min) x 3.35m)

**KITCHEN**

9'6 x 9'5 (2.90m x 2.87m)

**BEDROOM ONE**

12'11 x 11'5 (3.94m x 3.48m)

**BEDROOM TWO**

12'10 x 11'10 (3.91m x 3.61m)

**BATHROOM**

9'6 x 5'4 (2.90m x 1.63m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**PRIVATE GARDEN**

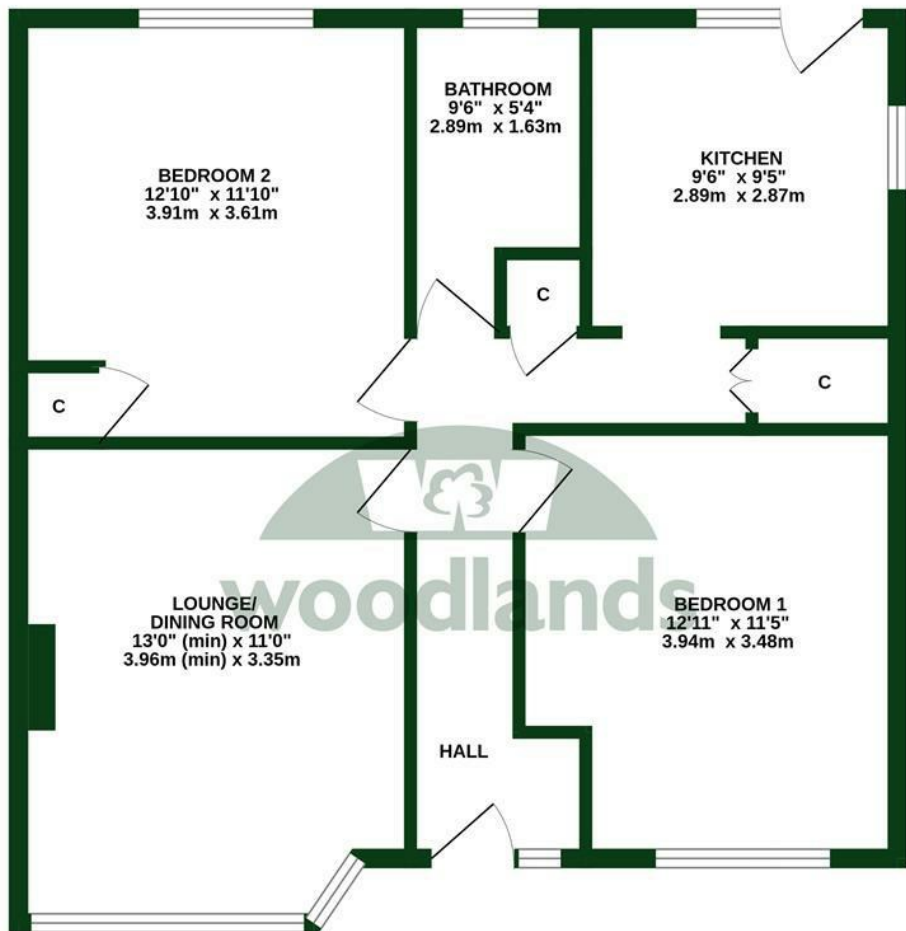
**YEARS REMAINING ON LEASE: 112**

**GROUND RENT: £10 PER ANNUM**

**SERVICE CHARGES: £600 PER ANNUM**



**GROUND FLOOR**  
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**woodlands**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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