



**29 Waddington Avenue**  
Coulson, CR5 1QG

**Offers Over £299,950**



## 29 Waddington Avenue Coulston, CR5 1QG

Nestled on the desirable Waddington Avenue in Old Coulston, this charming two-bedroom ground floor maisonette offers a delightful living experience. Spanning an impressive 699 square feet, this purpose-built flat, constructed in 1960, boasts a spacious and well-presented interior that is sure to appeal to a variety of buyers.

The property features a generous reception room, perfect for relaxing or entertaining guests, alongside two comfortable bedrooms that provide ample space for rest and relaxation. The maisonette is complemented by its own private front and back gardens, offering a lovely outdoor space for gardening or enjoying the fresh air.

This residence is being offered for sale with no forward chain, making it an ideal choice for those looking to move quickly. It has served as a reliable rental investment, and the time has come for a new owner to enjoy its many benefits. Additionally, the property will be sold with the advantage of a renewed lease, which is currently in progress.

Situated on a prime road, the maisonette is conveniently located just a short distance from local amenities, including a charming bakery and various convenience stores. For those who rely on public transport, a regular bus service operates from Coulston Road, providing easy access to surrounding areas.

This delightful maisonette is a rare find in Old Coulston, and with keys held for viewings, we invite you to call us to arrange a visit and experience the charm of this property for yourself.





Entrance hallway

Lounge

Bedroom

Bedroom

Kitchen

Bathroom

Garden front

Garden rear

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

