



**79 Edward Road**  
Coulson, CR5 2NQ

**£289,995**



## 79 Edward Road

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Introducing a contemporary oasis of comfort and convenience nestled in the heart of Coulsdon Town, this purpose-built 1-bedroom maisonette offers an unparalleled modern living experience. Situated on the upper floor, this residence boasts a seamlessly integrated balcony, perfect for relaxing evenings or alfresco dining.

With no forward chain, peace of mind is assured for potential buyers. Emphasizing convenience and affordability, low maintenance charges make upkeep a breeze, while the property's remarkable energy efficiency ensures sustainability without compromise. Revel in the luxurious warmth provided by underfloor heating, creating a cozy ambiance throughout the home.

Designed with discerning tastes in mind, the kitchen is adorned with high-end integrated appliances, elevating culinary experiences to new heights. The open-plan layout fosters a sense of spaciousness, perfect for entertaining guests or enjoying quiet moments of solitude.

Convenience is paramount, with easy access to nearby railway stations offering swift links to both London and the Coast, ideal for commuters or those seeking weekend getaways. Additionally, the property benefits from being within a cul-de-sac position, ensuring tranquility and privacy.

As a testament to quality craftsmanship, this residence is still under a 10-year warranty, providing further reassurance and peace of mind for its new occupants. Don't miss this opportunity to experience modern living at its finest in this exquisite maisonette.





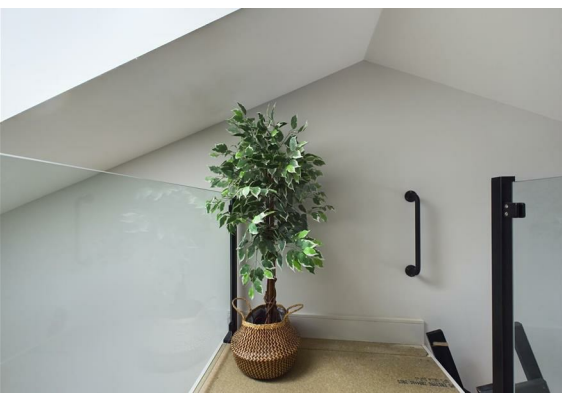
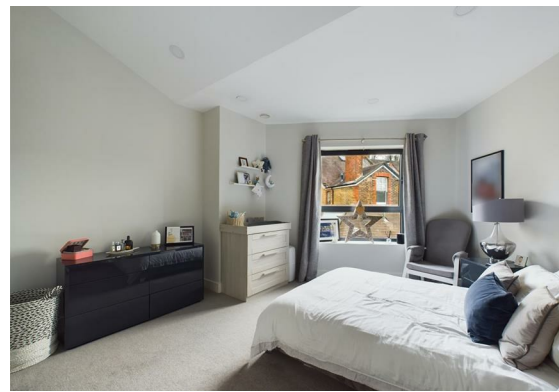
lounge-kitchen  
17'8 x 13' (5.38m x 3.96m)

bedroom  
14'3 x 12'9 (4.34m x 3.89m)

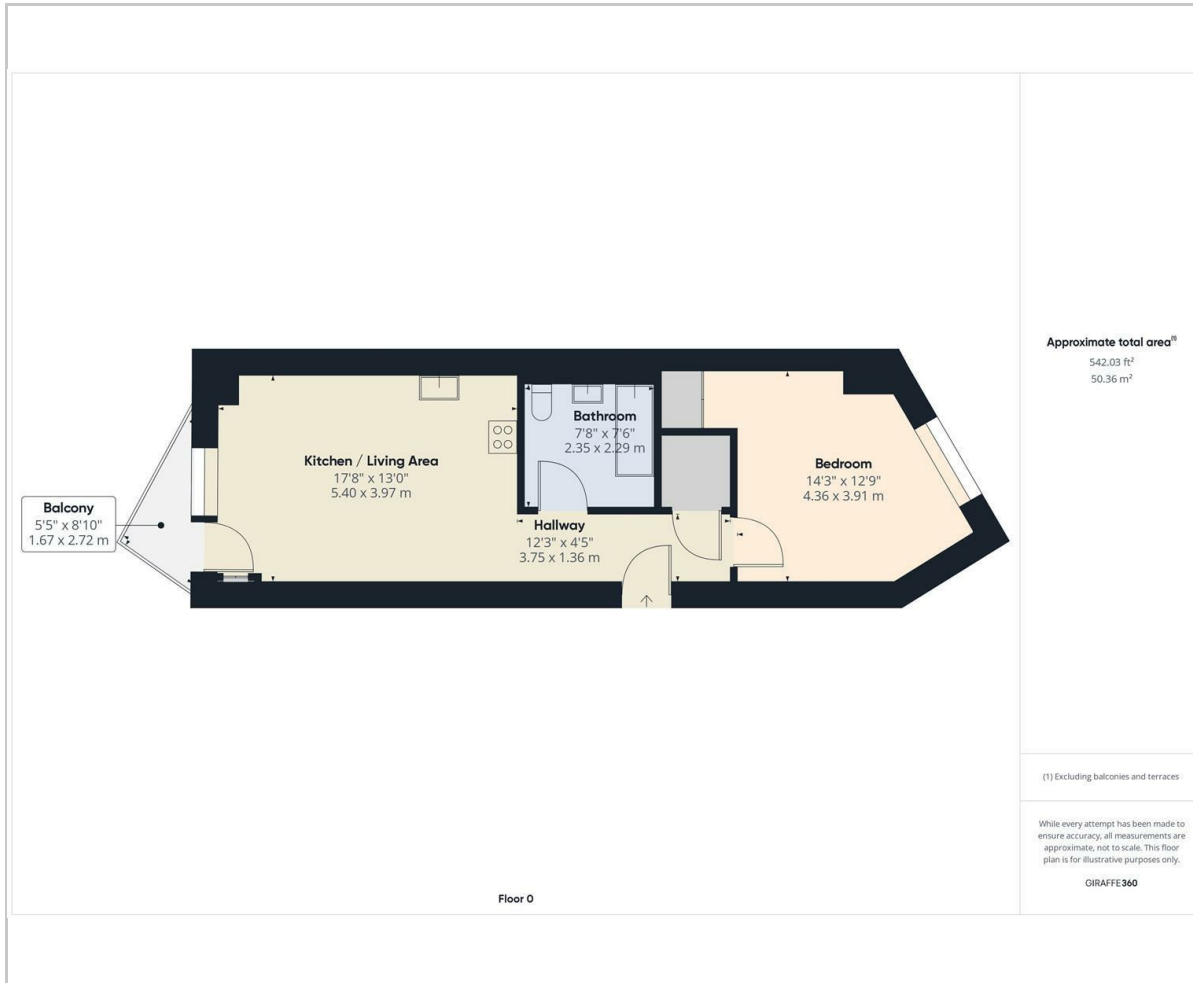
bathroom  
7'8 x 7'6 (2.34m x 2.29m)

loft space  
12'4 x 7'9 (3.76m x 2.36m)

balcony



## 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

