



**46 Maple Way**  
Coulston, CR5 3RN

**£425,000**



## 46 Maple Way

Coulsdon, CR5 3RN

Nestled in the charming Maple Way of Hooley, this delightful three-bedroom semi-detached house awaits its new owner. Calling all DIY enthusiasts, this vacant property is a blank canvas ready for your personal touch.

With one reception room, a spacious lounge-diner, and a kitchen on the ground floor, this house offers ample space for cosy gatherings or entertaining guests. Upstairs, you'll find three bedrooms, a bathroom, and a separate w.c., providing a comfortable living arrangement for you and your family.

Although some updating is required, this property presents a fantastic opportunity for those with a creative vision. Imagine the possibilities as you design and style each room to your taste, creating a space that truly feels like home.

Outside, the property boasts a rear garden, front garden, and side garden, perfect for enjoying the outdoors during sunny days or for those with green fingers looking to create a beautiful garden retreat.

Don't miss out on the chance to transform this house into your dream home. Call now to arrange a viewing and unlock the potential of this wonderful property on Maple Way.





entrance hall

lounge  
18'3 x 12' (5.56m x 3.66m)

kitchen  
11'4 x 11' (3.45m x 3.35m)

stairs to

first floor landing

bedroom 1  
12' x 10'10 (3.66m x 3.30m)

bedroom 2  
12' x 9'3 (3.66m x 2.82m)

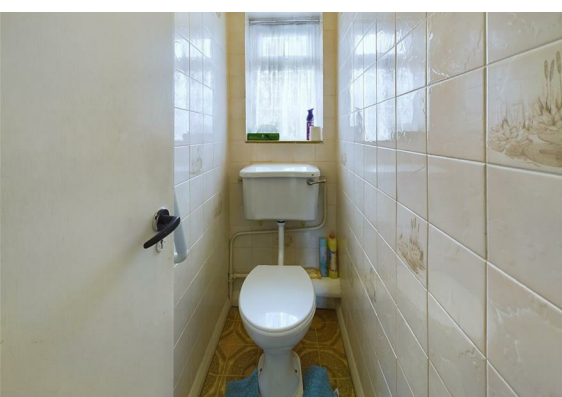
bedroom 3  
10' x 7'2 (3.05m x 2.18m)

bathroom

w.c

front garden

rear garden



## 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

