



**3 Downside Court Godstone Road**  
Kenley, CR8 5AJ

**Guide Price £239,950**



### 3 Downside Court Godstone

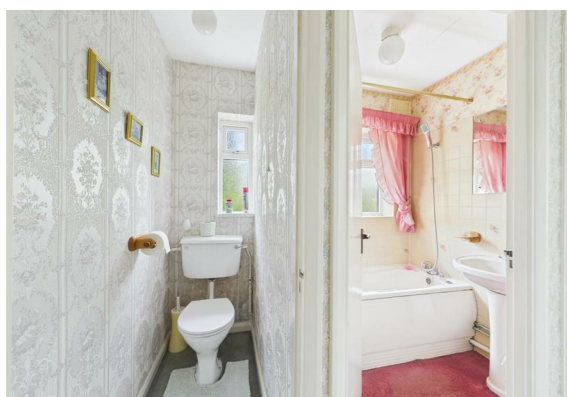
Kenley, CR8 5AJ

A bright and spacious first floor two bedroom maisonette with share of freehold, offering well balanced accommodation and excellent potential to modernise, all offered to the market with no onward chain.

The property is flooded with natural light throughout, with a particularly generous living room enjoying elevated views. There are two well sized bedrooms, a kitchen, separate WC and a family bathroom, providing a practical and versatile layout. There is also a useful loft space which has been boarded and insulated, accessed via a pull down ladder, offering additional storage.

Externally, the property benefits from two sections of allocated garden, ideal for those looking to enjoy outdoor space. Conveniently located just 0.5 miles from Kenley station and moments from Riddlesdown Common, the property is perfectly positioned for both commuting and outdoor walks.

Requiring modernisation, this is an excellent opportunity for a buyer looking to put their own stamp on a home in a well regarded location. With approximately 966 years remaining on the lease and share of freehold, it also offers long term security and appeal.





Entrance Hall  
2'9" x 2'9" (0.85m x 0.86m)

Hallway  
5'8" x 5'11" (1.73m x 1.82m)

Living Room  
10'11" x 17'8" (3.33m x 5.41m)

Kitchen  
7'8" x 7'10" (2.35m x 2.41m)

Bedroom  
10'9" x 12'11" (3.29m x 3.95m)

Bedroom  
10'10" x 9'10" (3.31m x 3.00m)

Bathroom  
4'9" x 5'5" (1.47m x 1.67m)

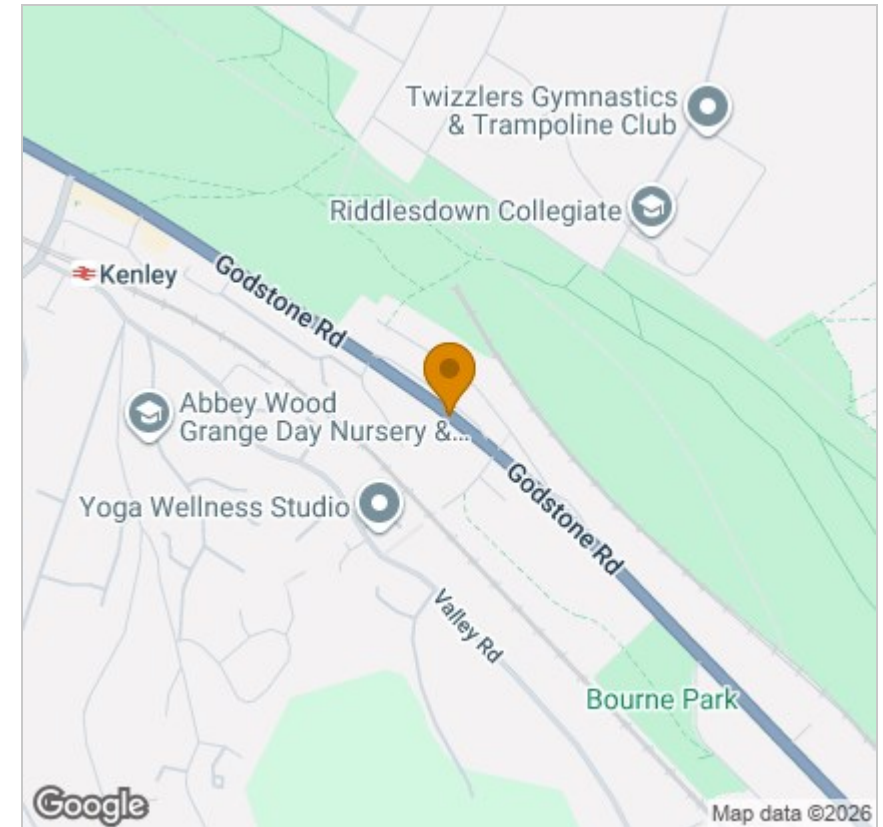
WC  
4'10" x 2'4" (1.49m x 0.73m)



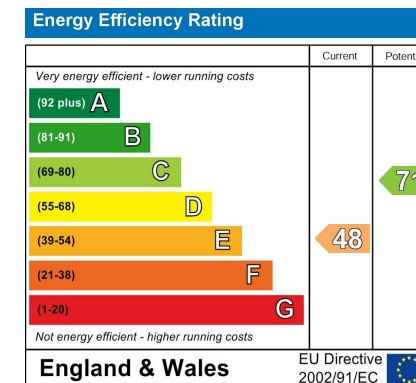
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: sales@danieladamsestateagents.co.uk  
www.danieladamsestateagents.co.uk