

Mead Way | | Coulsdon | CR5 1PR

Asking Price £350,000

BOND & SHERWILL
EST. 1908

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Situated on a sought-after residential road within enviable distance to Coulsdon Town Centre, this attractive two-bedroom ground-floor maisonette offers the rare combination of share of freehold ownership, off-street parking and a generous rear garden with a secluded feel to it.

The property provides well-proportioned accommodation throughout, comprising two good-sized bedrooms, a modern bathroom, and an open-plan kitchen/living space designed for comfortable everyday living and entertaining. Further benefits include gas central heating with a boiler having been installed in December 2024 and double glazing.

One of the standout features is the impressive rear garden, offering an excellent outdoor space, a feature seldom found with properties of this type.

The property is well connected, with Coulsdon South and Coulsdon Town railway stations providing direct services to Central London, Gatwick Airport and the South Coast. Mead Way is also served by the 60 bus route, offering a direct connection to Croydon, while the nearby M23/M25 interchange provides easy access by road. Residents can also enjoy easy access to the wide range of shops, cafés, restaurants and amenities of Coulsdon High Street.

For those who enjoy the outdoors, the beautiful Farthing Downs are accessible from Mead Way itself, offering acres of open countryside, walking routes and panoramic views. A range of highly regarded schools, golf courses, sports clubs and leisure facilities are also close by.

With its attractive, well-kept interior, high-specification bathroom, impressive rear garden and convenient location, this is an excellent opportunity for first-time buyers, downsizers and investors alike.

*The service charges are a 31% split of any work to the building plus a £180 annual payment and 31% of the building insurance.

Entrance Hall

The entrance hall includes wooden flooring, radiator, double-glazed glass-panel door, cupboard and down-lights.







Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across the wider area, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.











Bedroom Two
Bedroom two includes wooden flooring, radiator, cupboard and double-glazed three-casement window.

Bathroom
The bathroom includes tiled floor, panel-enclosed bath with shower hose attachment, vanity unit incorporating wash-hand basin, heated towel rail, low-level W.C with dual-flush & concealed cistern, double-glazed opaque single-casement window, mostly-tiled walls and extractor fan.

Kitchen Area
The kitchen area is open-plan with the lounge and includes wall & base level units with work surface area, space for washing machine, space for dishwasher, space for free-standing fridge-freezer, oven, four-ring gas hob with stainless-steel extractor fan, wall-mounted Worcester boiler and partially-tiled walls.

Lounge Area
The lounge area includes wooden flooring, concealed radiator, double-glazed two-casement window, double-glazed glass-panel door to rear garden and smoke alarm.

Bedroom One
Bedroom one includes wooden flooring, radiator and double-glazed glass-panel double doors leading to rear garden.

Rear Garden
The rear of the property begins with a patio area with steps ascending to a partially laid to lawn rear garden. Features include outdoor power point, shed and a range of trees, hedges, plants & shrubs.









GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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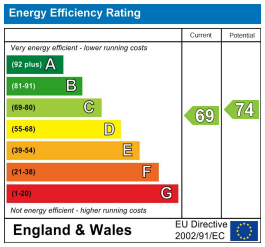

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