



**123 Grove Lane**  
Coulston, CR5 2QF

**Price Guide £299,950**



## 123 Grove Lane

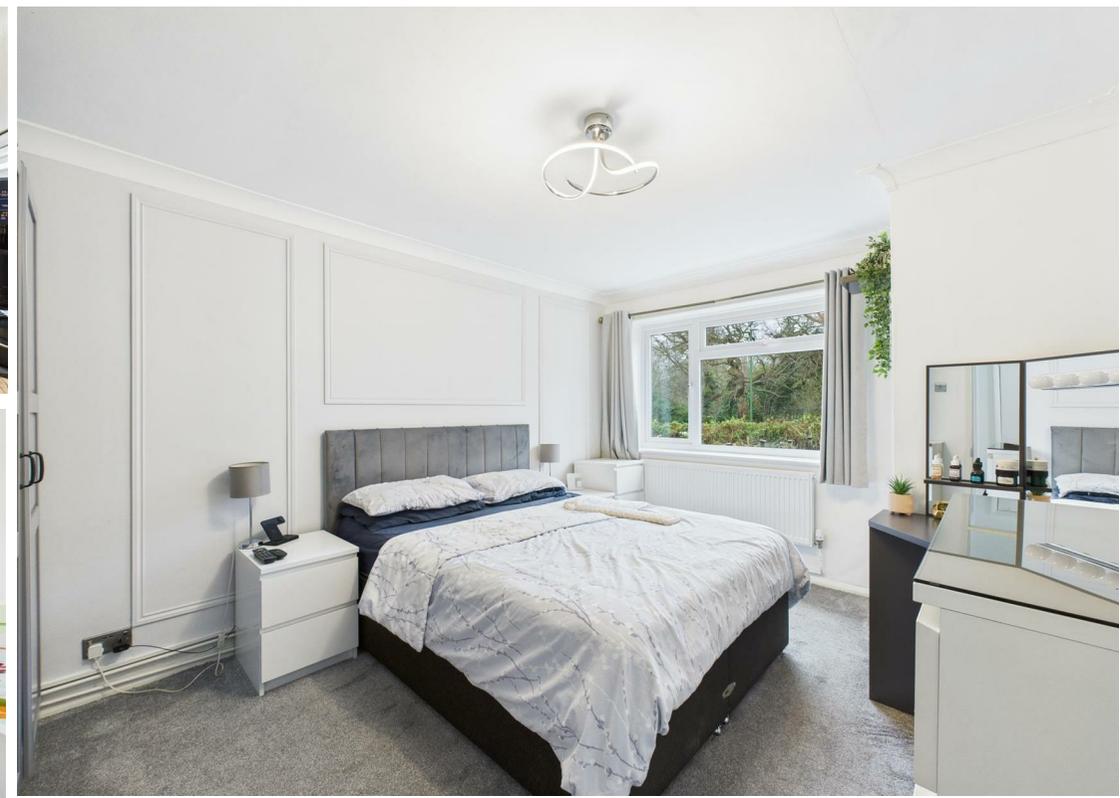
Coulsdon, CR5 2QF

Nestled on Grove Lane in the charming area of Coulsdon, this delightful lower maisonette offers a perfect blend of comfort and convenience. This spacious two-bedroom property has been thoughtfully upgraded by its current owners, making it an ideal choice for families or first-time buyers alike.

As you approach the maisonette, you are welcomed by a generous front garden that leads to the entrance. Upon stepping inside, you will find a well-proportioned lounge-dining room, providing a warm and inviting space for relaxation and entertaining. An inner hallway guides you to a modern kitchen, two comfortable bedrooms, and a family bathroom, all designed with practicality in mind.

The property also boasts a rear garden, perfect for enjoying the outdoors, along with access to a communal parking area and a garage for added convenience. The location is particularly advantageous, with local shops just a short distance away and a nearby bus stop offering easy access to Coulsdon Town. Families will appreciate the proximity to Woodcote School, making this maisonette an excellent choice for those with children.

This lovely home is a must-see, combining modern living with a welcoming atmosphere. Do not hesitate to call now to arrange a viewing and discover all that this property has to offer.





Enclosed porch

Lounge  
14'0" x 14'0" (4.27 x 4.27)

Inner hallway  
9'0" x 2'9" (2.74 x 0.84)

Kitchen  
10'7" x 7'0" (3.23 x 2.13)

Bedroom 1  
10'4" x 13'8" (3.15 x 4.17)

Bedroom 2  
10'5" x 7'4" (3.18 x 2.24)

Bathroom  
7'2" x 5'8" (2.18 x 1.73)

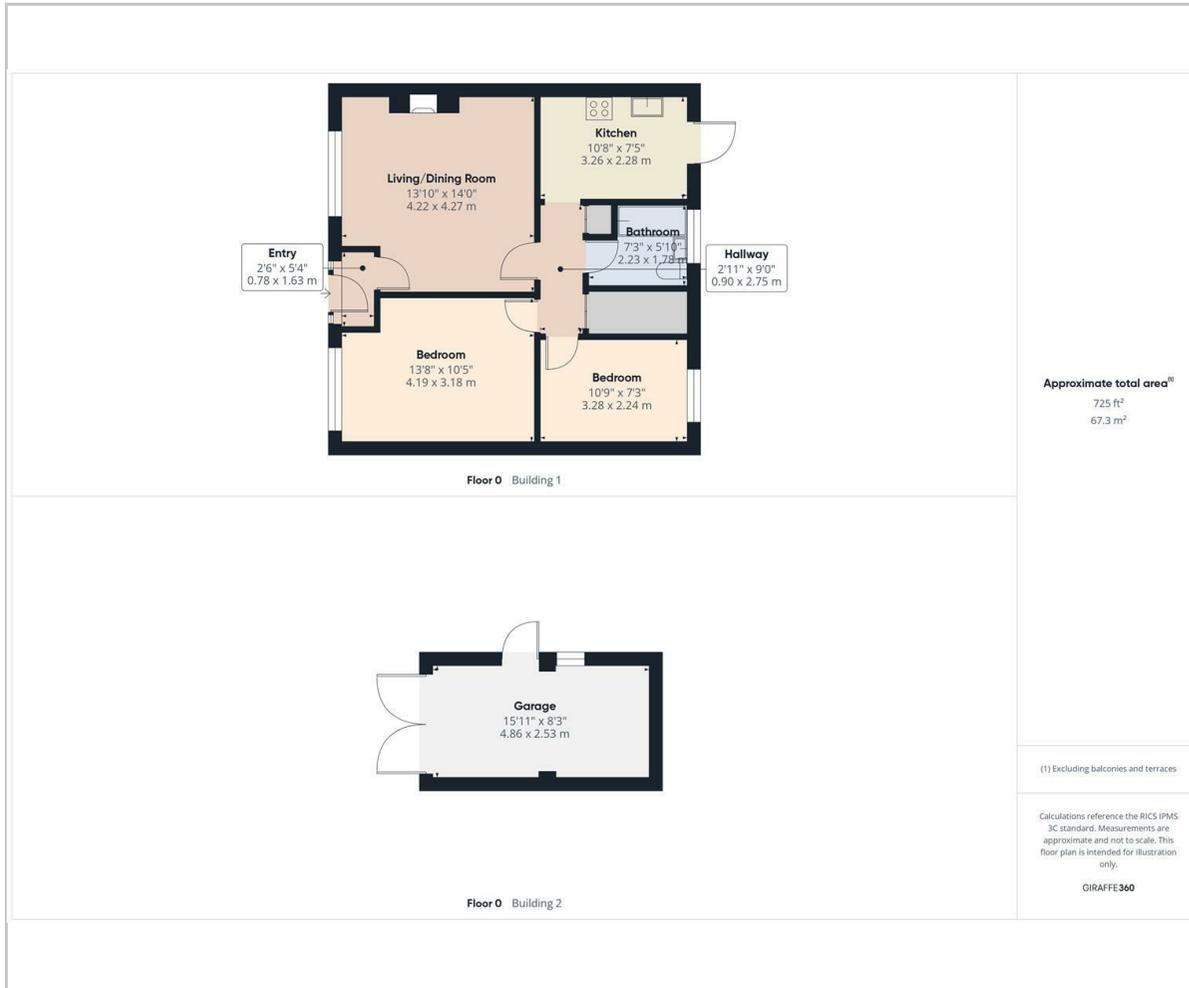
Garage

Garden to front

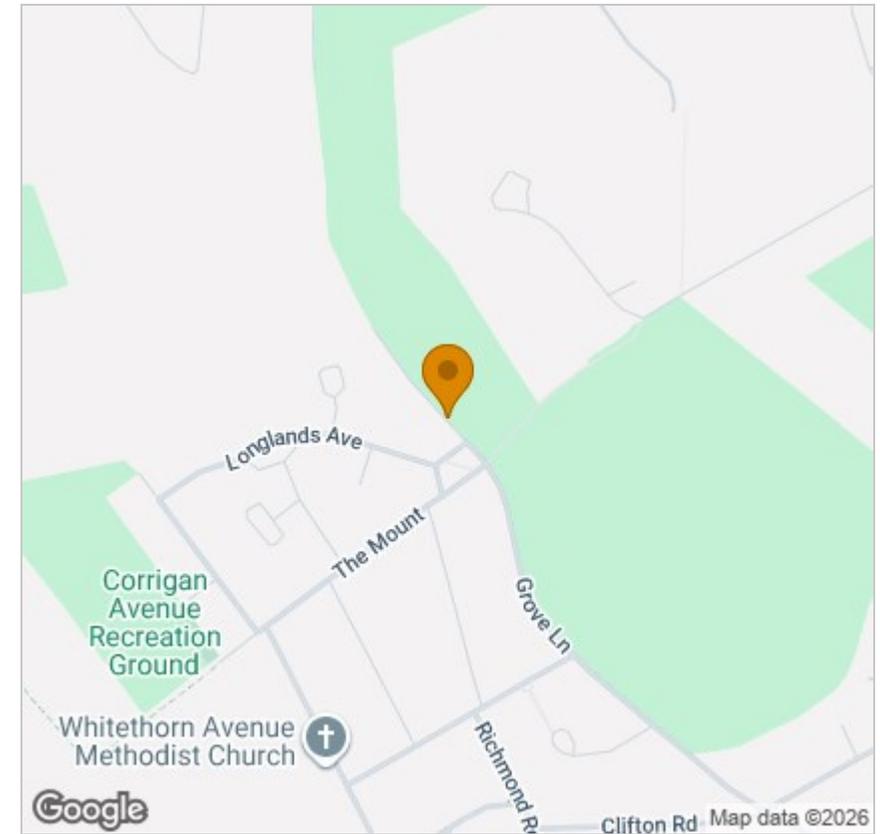
Garden to rear



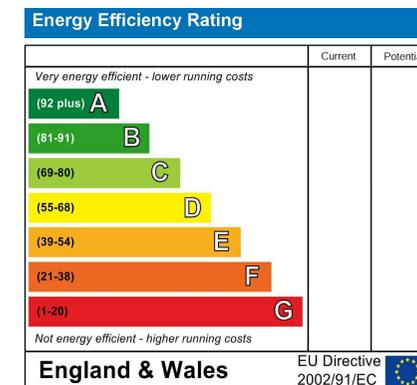
## Floor Plan



## 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.



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