





# 7 Austin Close, Coulsdon, Surrey, CR5 1JT

£286,950

Super 2 bedroomed ground floor maisonette with own garden and garage en bloc  
This well maintained property benefits a Share of Freehold with a renewed Lease of 999 years current.

Tucked away in a Cul-De-Sac location overlooking Inwood Woods makes for a tranquil setting.

Accommodation:- Own Front Door, Entrance hallway, Lounge to front, Fitted Kitchen with back door to garden. 2 Good sized bedrooms, Shower room/WC. Outside a well maintained rear garden directly accessible from the maisonette provides peaceful outside space with wonderful views. A Garage en bloc completes this home.

Old Coulsdon a popular location offers a booming parade of individual shops, Regular bus services the area. Coulsdon South railway line the closest. Coulsdon Manor Gold course and Bowling club all accessible. Well performing 1st and middle schools with Oasis Academy furthering education.

**Entrance hallway** 15'6 x 2'9 (4.72m x 0.84m)

**Kitchen** 12'6 x 6'6 (3.81m x 1.98m)

**Lounge** 13'9 x 11'2 (4.19m x 3.40m)

**Master bedroom** 13'9 x 9'5 (4.19m x 2.87m)

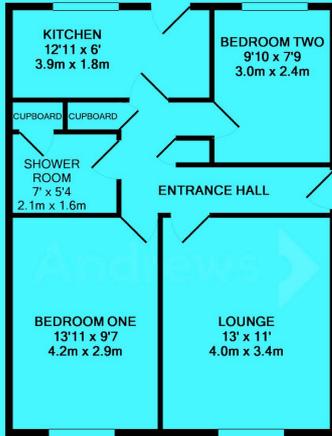
**Shower room** 7' x 5'6 (2.13m x 1.68m)

**Bedroom** 2 9'7 x 7'9 (2.92m x 2.36m)

**Rear garden**

**Garage en bloc**





TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (63-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
|  |          | <b>54</b>               | <b>73</b> |
| England & Wales                                    |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |          |                         |           |
| (92-100)  | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (63-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |          |                         |           |
|   |          | <b>32</b>               | <b>52</b> |
| England & Wales   |          | EU Directive 2002/91/EC |           |



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