



Approximate total area⁽¹⁾
 708.80 ft²
 65.85 m²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973
Paul Meakin Offers In Excess Of £325,000 Bell Crescent, Coulsdon, CR5 3RX
 ESTATE AGENTS

- Refitted Kitchen
- Refitted Bathroom
- Another property entrusted to Paul Meakin
- Shutter Blinds
- Private Garden

OPEN DAY SATURDAY 19TH FEBRUARY We are delighted to welcome to the market this exceptionally well presented two double bedroom ground floor maisonette which is situated close to countryside as well as easy access onto the A23 and the M25/M23 Junction at Merstham. Chipstead Station provides reliable commuter links to London, with faster links available at nearby Coulsdon South. Internally the property benefits from both private front and rear gardens, refitted kitchen and bathroom, living room measuring 14'5 x 11'10, shutter blinds, gas central heating via radiators and double glazed windows throughout. This property warrants your earliest viewing to appreciate size, standard and location.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

PRIVATE FRONT GARDEN

ENTRANCE HALL

LIVING ROOM
14'5" x 11'10" (4.39 x 3.61)

KITCHEN
9'4" x 9'4" (2.84 x 2.84)

LANDING

BEDROOM
12'11" x 12'1" (3.94 x 3.68)

BEDROOM
12'9" x 11'4" (3.89 x 3.45)

BATHROOM

PRIVATE REAR GARDEN

