



Goodenough Way, Coulsdon, CR5 1DY

**Offers in excess of £250,000**

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Exclusive to Monochrome Homes is this well-presented, spacious two-bedroom apartment. Situated in the popular Old Coulsdon with local access to amenities and public transport.

### ACCOMODATION

This property is well-presented and offers spacious accommodation that consists of a living room and a separate kitchen. The hallway leads to a generously-sized master bedroom and an additional double bedroom, both of which have built-in storage. You'll be delighted to see a large family bathroom as well. Outside, the apartment offers well-maintained gardens.

### LOCATION

The property is conveniently located just a few minutes' walk away from local shops that offer day-to-day amenities, popular local takeaway restaurants, a bakery, and the delightful open countryside of Coulsdon Common and Farthing Downs. The traditional Fox public house is also nearby. Old Coulsdon village provides excellent local facilities, including good transport links, a library, and churches, and is well served by a good selection of schools for all ages, such as Keston primary school and Oasis Academy. Bus routes offer a short journey to Coulsdon Town, where you can link to London mainline stations and Gatwick Airport.

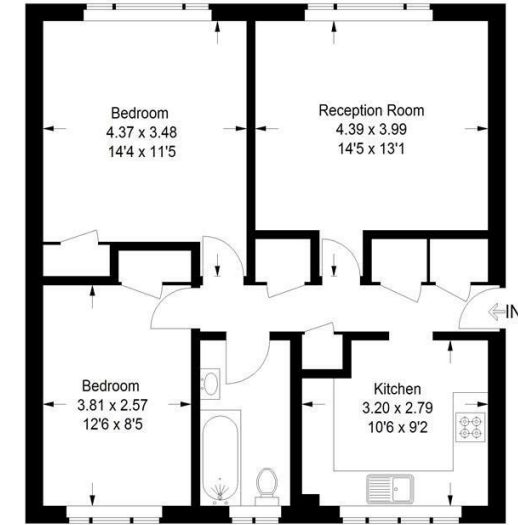
### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

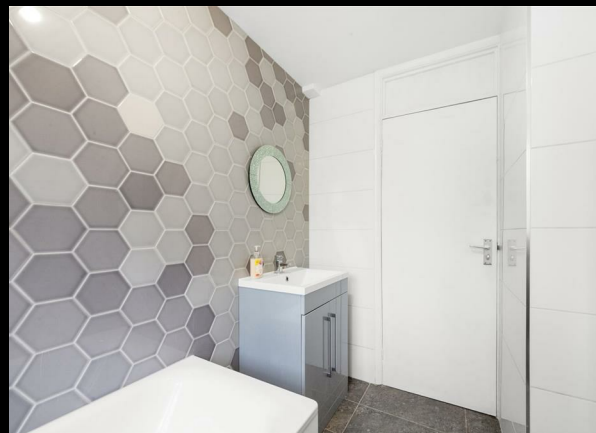
## Goodenough Way, CR5

Approximate Gross Internal Area  
64.0 sq m / 689 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1067515)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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