



Stunning detached five bedroom family home a short walk from Banstead high street

exclusive to

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# Court Avenue Coulsdon CR5

Coulsdon High Street 2.2 miles  
London by rail 45 minutes  
M23 5.2 miles  
M25 7.0 miles

All times and distances are approximate

This charming semi detached mock Tudor house comes to market in immaculate condition, offering spacious living throughout and close to local amenities. The property offers two reception rooms, four bedrooms with two bathrooms. Additional benefits include a rear enclosed garden, garage and parking for multiple cars.

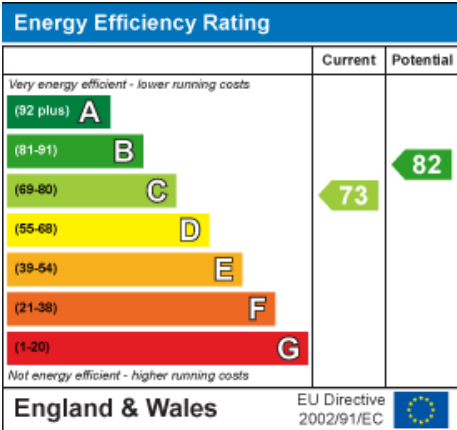
Full Fibre Broadband Available  
Gas, water, electricity, broadband and council tax utility bills are the tenants responsibility  
We hold our deposits in a TDS scheme  
The information is correct to the best of our knowledge on marketing this property

To Let £8,500pcm





Available November | Five Bedrooms | Open Plan Kitchen Diner | Unfurnished | Garage | Parking Vehicles | Close To Station





## Garratts Lane, Banstead, SM7

Approximate Area = 4208 sq ft / 390.9 sq m (excludes void)

Garage / Studio = 752 sq ft / 69.8 sq m

Outbuilding = 261 sq ft / 24.2 sq m

Gym = 245 sq ft / 22.8 sq m

Total = 5466 sq ft / 507.7 sq m

For identification only - Not to scale



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**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing  
Please call us to arrange  
a viewing appointment

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Kingswood  
01737 360000

2 High Street  
Banstead  
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