



65 Court Avenue
Coulston, CR5 1HJ

Best Offers Over £575,000



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Exceptional Smart Home Packed with Premium Features and Ready for Immediate Enjoyment
Discover a rare opportunity to own a beautifully maintained and extensively upgraded home that combines modern technology, timeless style, and future expansion potential.

Enjoy immersive sound throughout the home with Bowers & Wilkins CCM682 High Fidelity Ceiling Speakers installed in the Kitchen, Bathroom, Master Bedroom, and Third Bedroom —all connected to dedicated Sonos Amplifiers (one per room), professionally installed and staying with the property.

Smart Home & Security Systems

A 2N IP Verso 2.0 video intercom system provides secure entry with internal display and smartphone app access. A comprehensive HD CCTV system featuring 8 external cameras and recorder (included).

Professionally installed and maintained monitored burglar alarm system protects the entire home and outbuilding.

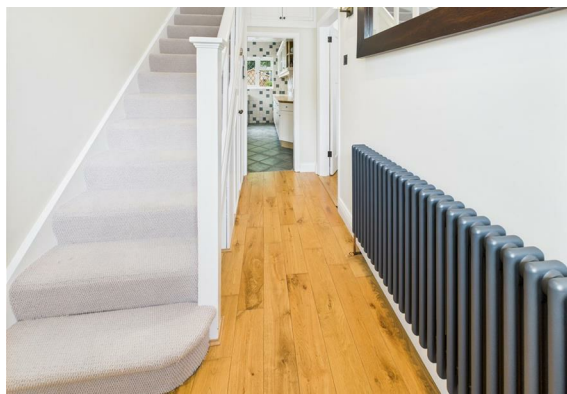
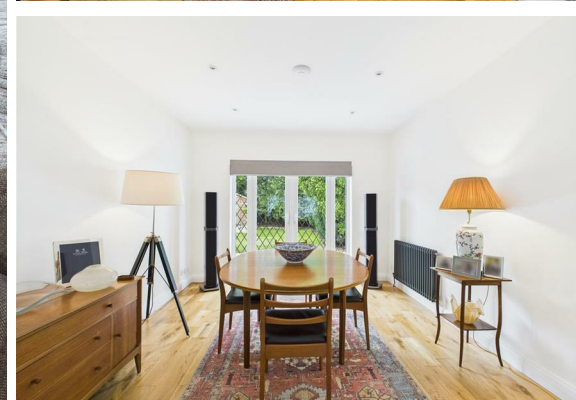
New energy-efficient combi boiler installed in April 2025, with a full central heating power flush for optimal performance.

Full electrical rewire and new fuse board completed in 2022, along with CAT5e networking and integrated WiFi access points throughout for seamless connectivity.

Comprehensive external refurbishment in September 2024 including full restoration and painting of exterior render and Tudor timbers, plus major roof repairs for a worry-free structure.

Beautiful Interiors & Exterior Touches

Bespoke Venetian shutters on all front-facing windows, and custom Roman blinds on patio doors, second and third bedrooms, and landing —motorised in the second bedroom. All window dressings will remain in situ. CALL TO VIEW - MISS THIS - THEN MISS OUT -





Entrance hall

Through Lounge - Dining Room
25'10" x 11'4" (7.87 x 3.45)

Kitchen
12'7" x 5'11" (3.84 x 1.80)

Landing

Bedroom 1
13'10" x 9'0" (4.22 x 2.74)

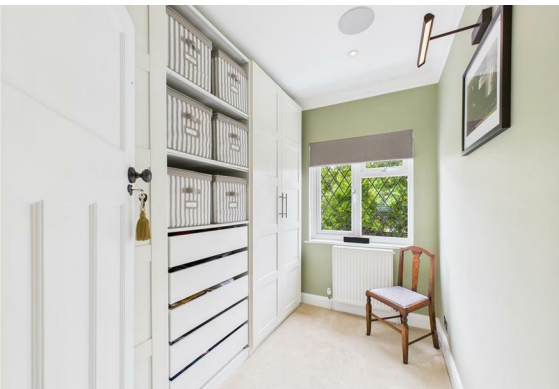
Bedroom 2
11'10" x 8'11" (3.61 x 2.72)

Bedroom 3
8'7" x 6'6" (2.62 x 1.98)

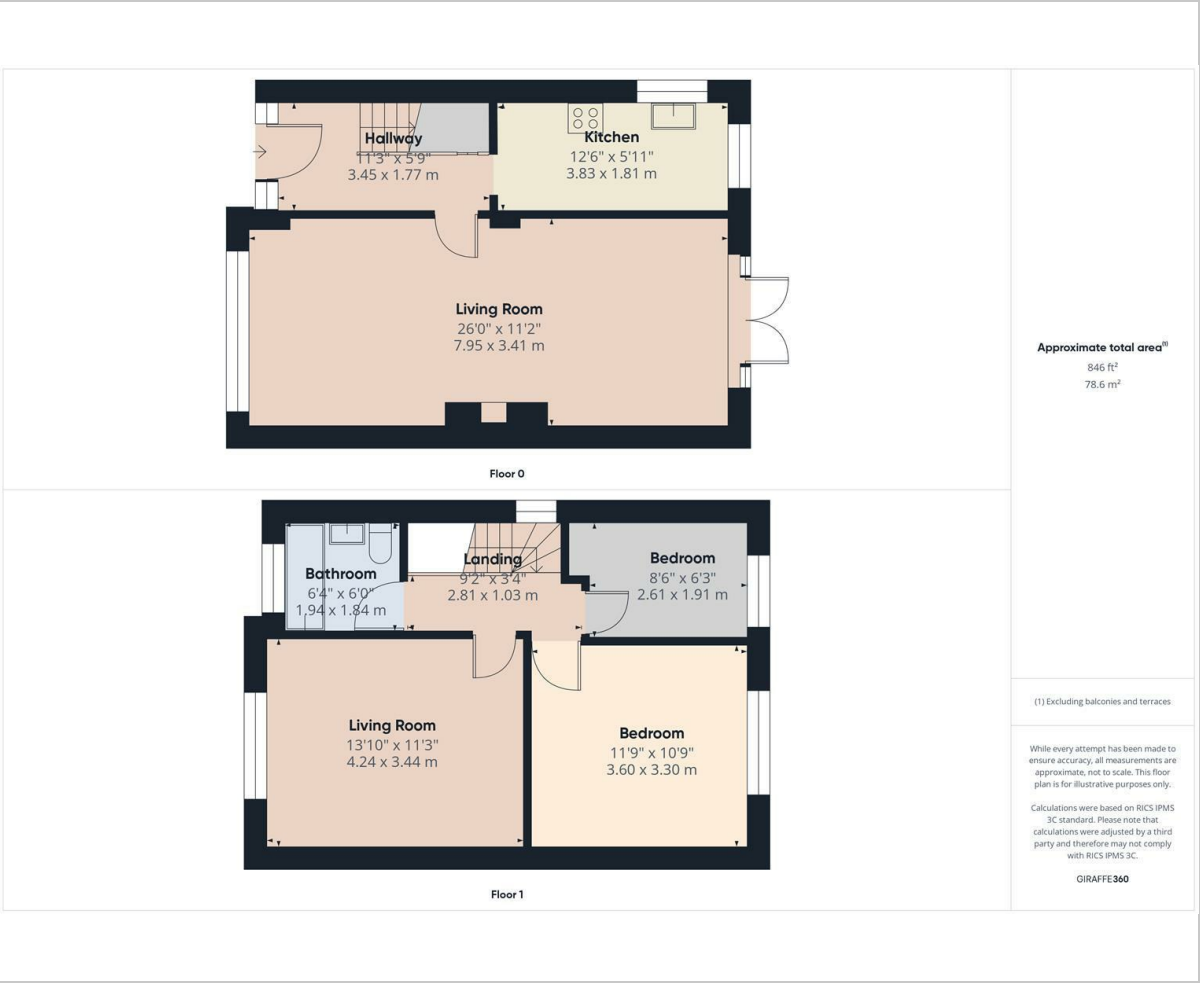
Bathroom
6'4" x 6'0" (1.93 x 1.83)

Front garden-driveway

Rear garden



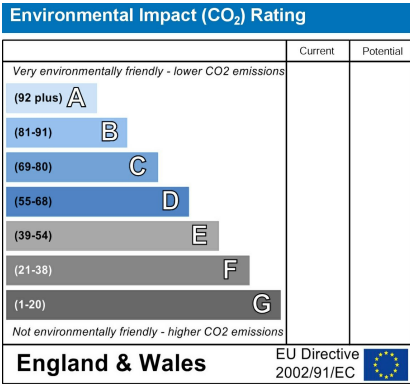
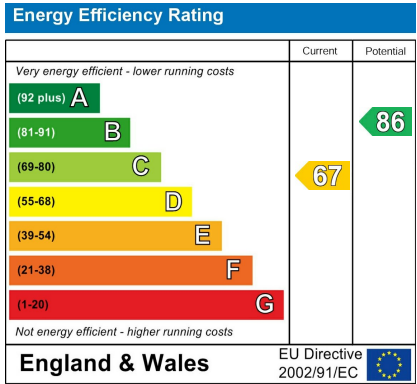
Floor Plan



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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