



**COURT AVENUE COULSDON CR5**  
*£4,250 PER MONTH AVAILABLE 10/05/2024*



**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

Court Avenue Coulsdon CR5

**£4,250 Per Month**  
**Unfurnished**

 **5 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- 5 Bedrooms, - 3 Bathrooms, - 2 Receptions Rooms, - Spacious Kitchen/Diner, - Study/6th Bedroom, - Off Street Parking, - Generous rear Garden, - Utility Room, - Outside studio/ Cinema room/Gym.

## Council Tax

Council Tax Band G

## Hamptons

29 Station Avenue  
Caterham, CR3 6LB  
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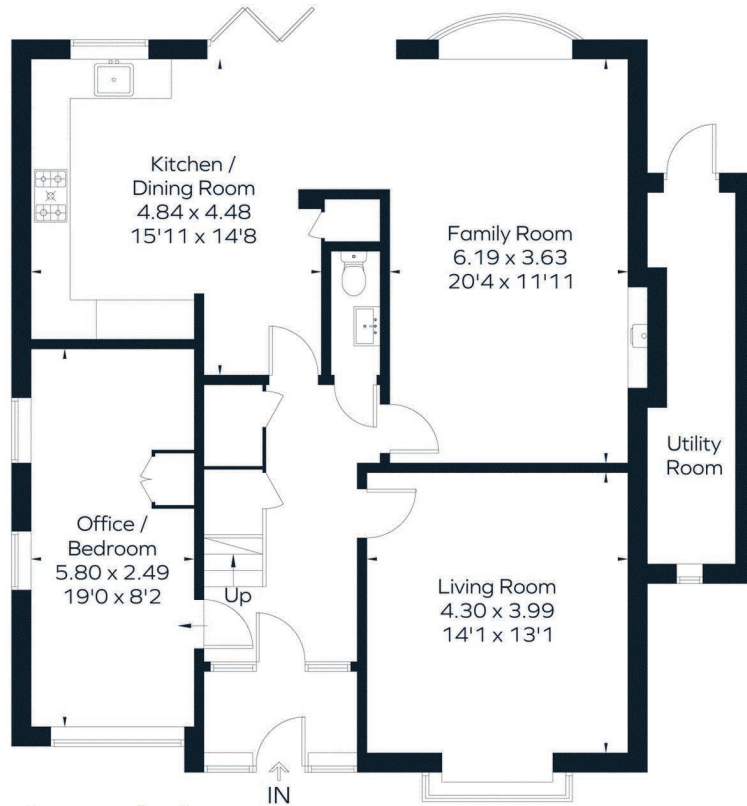
# { A STYLISH FIVE/SIX BEDROOM DETACHED HOUSE SITUATED IN COULSDON.

## The Property

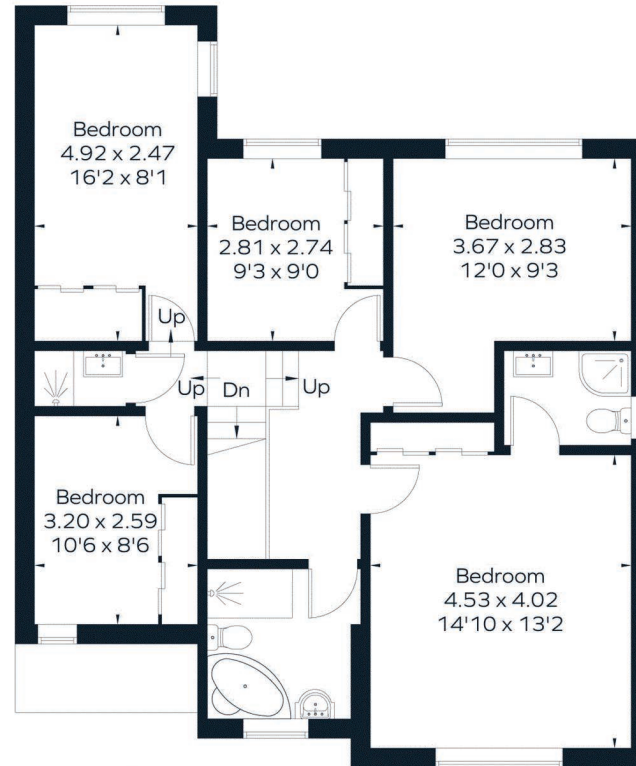
A stylish five/six bedroom detached house to rent situated in Coulsdon on a sought-after residential road. This wonderful property offers a fabulous kitchen with excellent space for dining and entertaining and benefits from bifold doors opening onto the generous garden. There is a fabulous adjoining family room complete with log burner and an immaculate outbuilding that is ideal as an office, separate living space or gym. The ground floor is entered via a porch into a pleasant entrance hall with a useful w.c., leading to a home office that can also be used as a play room or 6th bedroom. Upstairs the property offers five well proportioned bedrooms, the main bedroom with en suite shower room, two further double bedrooms with built in storage that share a second shower room and two more bedrooms in addition there is a family bathroom complete the internal space.



Approximate Floor Area = 182.8 sq m / 1967 sq ft  
Utility = 7.0 sq m / 75 sq ft  
Gym = 28.3 sq m / 304 sq ft  
Total = 218.1 sq m / 2346 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64368

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.



