



Court Avenue, Old Coulsdon
£750,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS



Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Beautiful 4-Bedroom Semi-Detached Home on Court Avenue, Old Coulsdon

Situated on the sought-after Court Avenue in Old Coulsdon, this spacious and beautifully presented four-bedroom semi-detached family home offers modern living and plenty of natural light throughout.

The property benefits from a stunning loft conversion, creating a generous master bedroom with an ensuite shower room – an ideal private retreat. On the first floor, there are three well-proportioned bedrooms and a modern family bathroom, perfect for family living.

On the ground floor, you'll find a welcoming living room to the front of the property, while to the rear there's a large, modern kitchen/diner extension that provides a bright, open-plan space perfect for entertaining and everyday family life. The contemporary design and ample glazing allow light to flow beautifully through the room. There is also a convenient downstairs cloakroom.

Outside, the property boasts a driveway providing parking for multiple cars and a well-maintained rear garden, ideal for relaxing or outdoor dining.

Court Avenue is a quiet, tree-lined residential road in the heart of Old Coulsdon, a popular and family-friendly area known for its community feel and green surroundings. The property is within easy reach of excellent local schools, including Keston Primary School and Coulsdon Sixth Form College, as well as local shops, cafés, and amenities along Coulsdon Road. For commuters, there are regular bus services and convenient access to Coulsdon South and Coulsdon Town train stations, offering direct links into London Bridge and London Victoria. Nearby green spaces such as Coulsdon Common and Farthing Downs provide beautiful countryside walks, making this an ideal location for families and professionals alike.





**Approximate Gross Internal Area 1528 sq ft - 142 sq m
(Excluding Outbuilding)**

Ground Floor Area 708 sq ft – 66 sq m

First Floor Area 473 sq ft – 44 sq m

Second Floor Area 347 sq ft – 32 sq m

Outbuilding Area 128 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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