



Court Avenue, Coulsdon

The PERSONAL Agent

Asking Price £525,000

Freehold

- No chain
- Sought after tree lined road
- Mock Tudor style
- Three reception rooms
- Three good size bedrooms
- Driveway & garage
- Level garden
- Close to excellent schools

Situated on the highly desirable Court Avenue in the charming area of Old Coulsdon, this semi detached house presents a wonderful opportunity for families and individuals alike. With three well proportioned bedrooms and a family bathroom, this home is perfect for those seeking comfort and convenience.

Upon entering, you are greeted by a welcoming front reception room that flows seamlessly into a dining room, creating an ideal space for entertaining guests or enjoying family meals. The galley kitchen is functional and leads to a rear reception area, which can be utilised as a cosy lounge or playroom, offering versatility to suit your lifestyle.

The first floor boasts three spacious bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, ensuring ease of access for all.

Outside, the property features a driveway that allows for off street parking, a valuable asset in this sought-after location. The



rear garden is level and well maintained, providing a perfect space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, a separate garage offers extra storage or potential for a workshop.

This home is ideally situated just a short stroll from Keston Primary School, making it perfect for families with young children. Furthermore, Old Coulsdon Village is less than a five minute walk away, where you can enjoy a variety of vibrant cafes, shops, restaurants, and a local pub, enhancing the community feel of the area.

In summary, this three bedroom semi detached house on Court Avenue is a rare find, combining spacious living with a prime location. It is an excellent opportunity for those looking to settle in a friendly neighbourhood with all the amenities at your doorstep.

The property consists of a large living/dining room, as well as a

galley kitchen and rear reception area. The first floor is made up of three bedrooms, two doubles and a good size single as well as a family bathroom. Outside, there is parking to the front, as well as a garage to the rear and a level garden, laid to lawn with a decking.

Old Coulsdon is a residential village with great schools, great shops/restaurants and great transport links. The property is walkable to Coulsdon South Station (21 mins to London Bridge) but also accessible via a quick bus ride down the hill. With access via the M25 to London and more, this really is the perfect combination of rural yet connected.

Tenure- Freehold
Council Tax Band-E

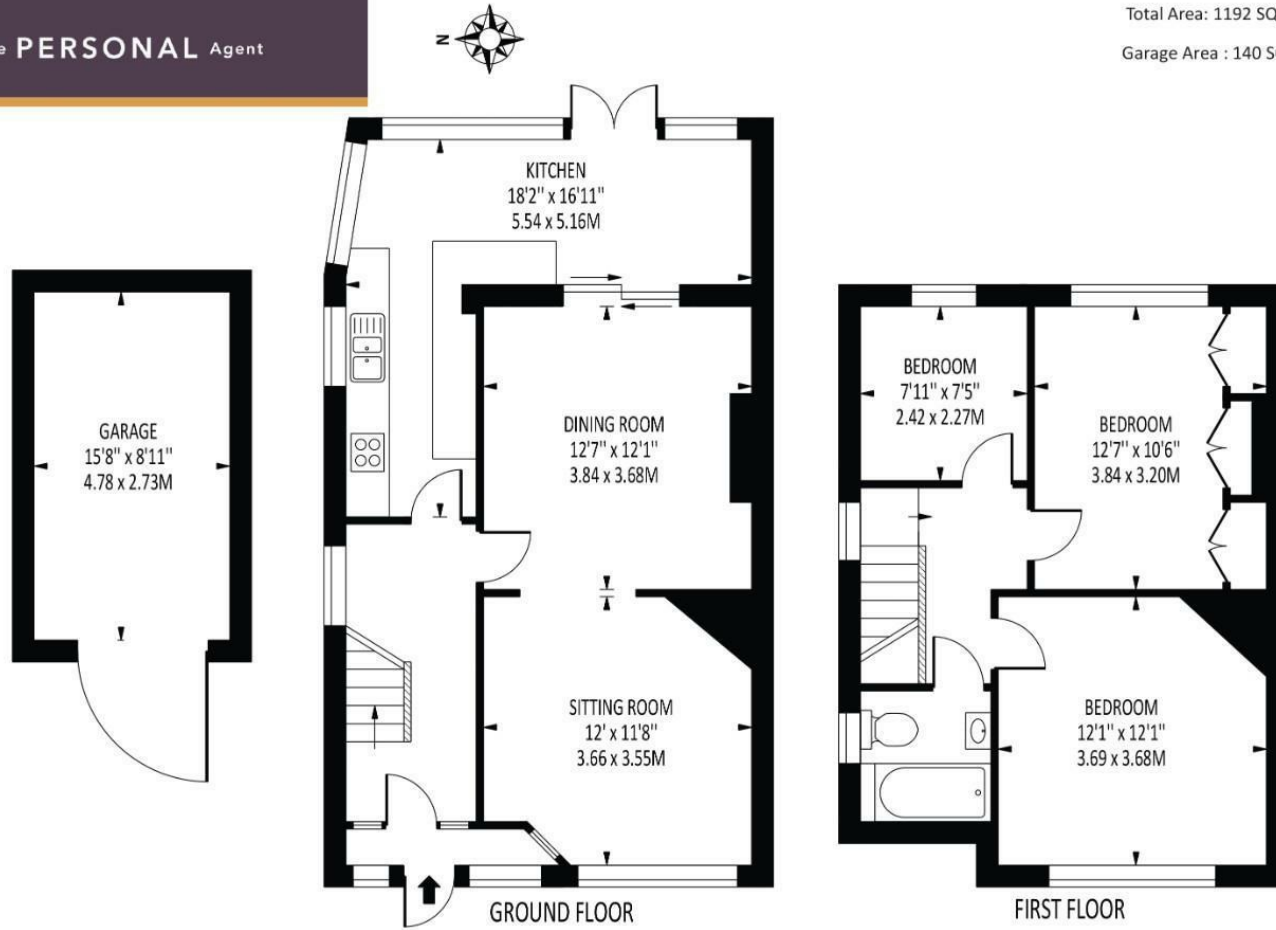




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Court Avenue

Total Area: 1192 SQ FT • 110.75 SQ M
 (Including Garage)
 Garage Area : 140 SQ FT • 13.05 SQ M



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			
England & Wales			EU Directive 2002/91/EC

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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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