

DANIEL ADAMS

69 Court Avenue

Coulsdon, CR5 1HJ

£529,950

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Immaculately Presented Mock Tudor Three Bedroom Semi-Detached Home – Two Bathrooms – Three Floors – Sun Lounge – Beautifully Landscaped Garden

Occupying a popular and well-regarded tree-lined residential road in Old Coulsdon, this attractive Mock Tudor semi-detached home offers an appealing blend of character, modern comforts and beautifully maintained accommodation. Arranged over three floors, the property has been lovingly cared for and thoughtfully improved by the current owners, with an exceptional standard of presentation and some particularly attractive finishes throughout.

The ground floor provides a welcoming first impression, with quality flooring and stylish finishes creating a lovely sense of continuity and warmth. A further highlight is the delightful sun lounge, complete with underfloor heating, providing a versatile additional reception space to enjoy throughout the seasons.

Externally, the rear garden has undergone recent improvements to create a level, user-friendly space, ideal for outdoor entertaining and alfresco dining. New fencing, useful garden storage via a shed and access via a shared driveway further enhance the practicality of the outside space.

The location is equally appealing, with Old Coulsdon offering a wonderful sense of village community. The property is conveniently placed for a number of well-regarded local schools, public transport links and the nearby parade of shops, providing a versatile selection of everyday amenities, independent cafes and a welcoming public house for dining.

For those who enjoy the outdoors, the nearby ponds, wildlife and recreational areas provide a lovely setting for walking and leisure, whilst the wider transport network makes the area particularly convenient for commuters.

A beautifully cared-for home in a sought-after Old Coulsdon setting, offering three floors of versatile accommodation, two bathrooms and a wonderful balance of village living and everyday convenience.



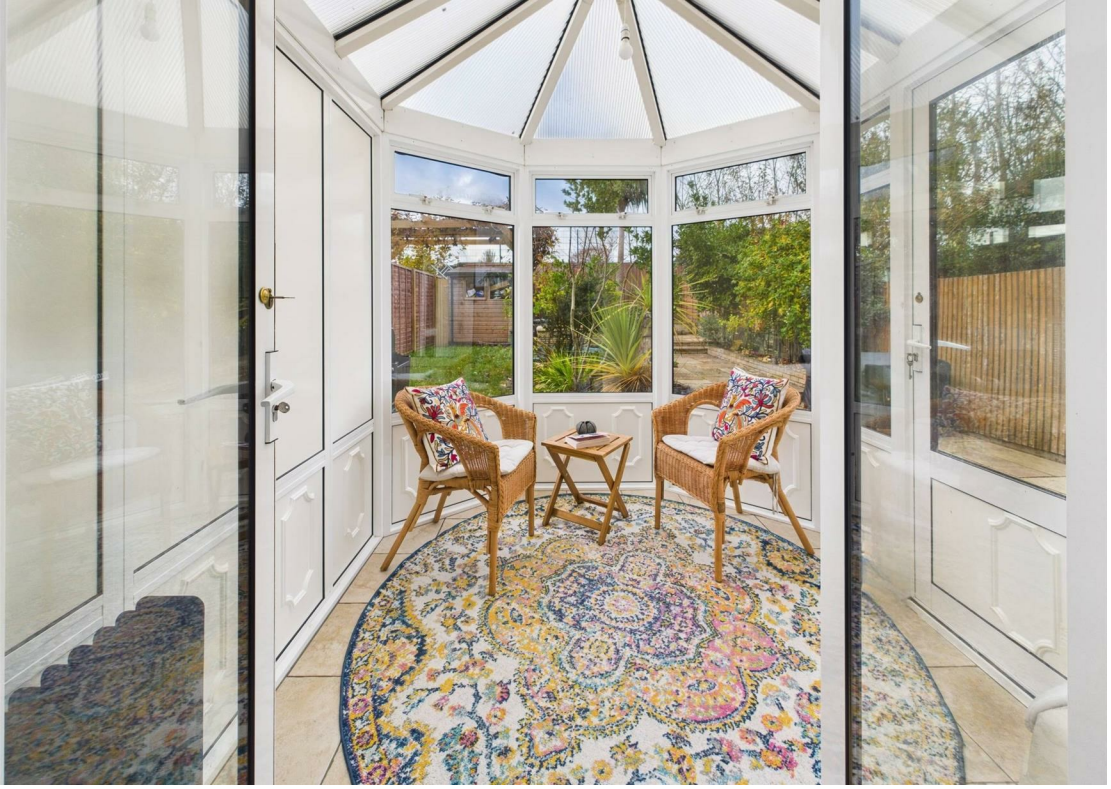






















entrance hall

lounge
13'11 x 9'11 (4.24m x 3.02m)

dining room
12'11 x 11'3 (3.94m x 3.43m)

kitchen
13'6 x 6'6 (4.11m x 1.98m)

sun lounge
7'10 x 7'5 (2.39m x 2.26m)

stairs to

first floor landing

bedroom
13'2 x 11'6 (4.01m x 3.51m)

bedroom
14'1 x 11'2 (4.29m x 3.40m)

bathroom
10'3 x 6'6 (3.12m x 1.98m)

bathroom
6'9 x 6'1 (2.06m x 1.85m)

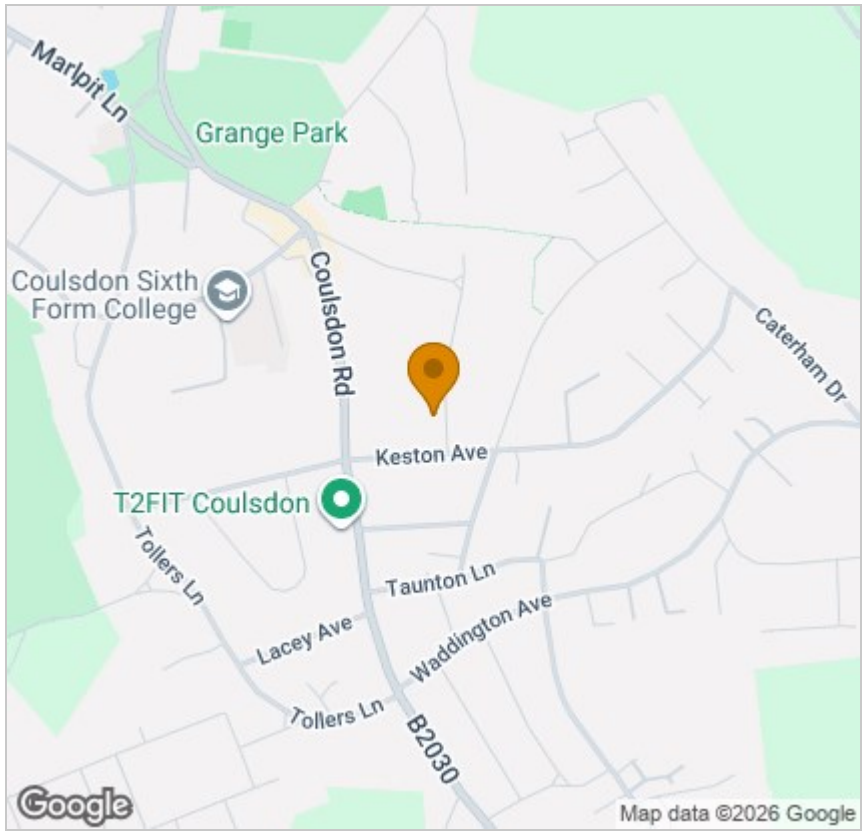
stairs to 2nd floor

bedroom
16'7max x 9'8 (5.05mmax x 2.95m)

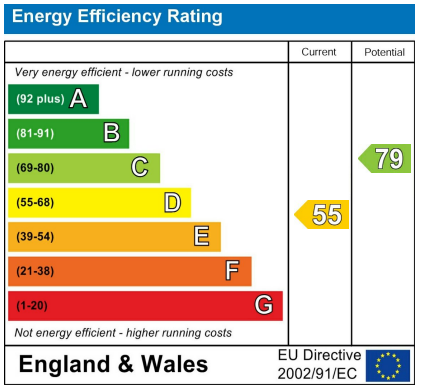
Floor Plan

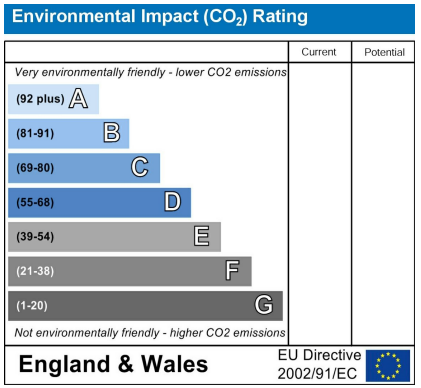


Area Map



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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