



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.

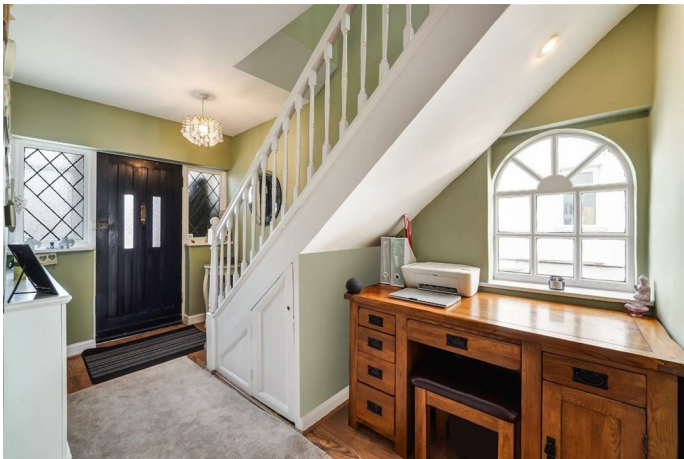
In summary, this three bedroom semi detached house on Court Avenue is a rare find, combining spacious living with a prime location. It is an excellent opportunity for those looking to settle in a friendly neighbourhood with all the amenities at your doorstep.

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

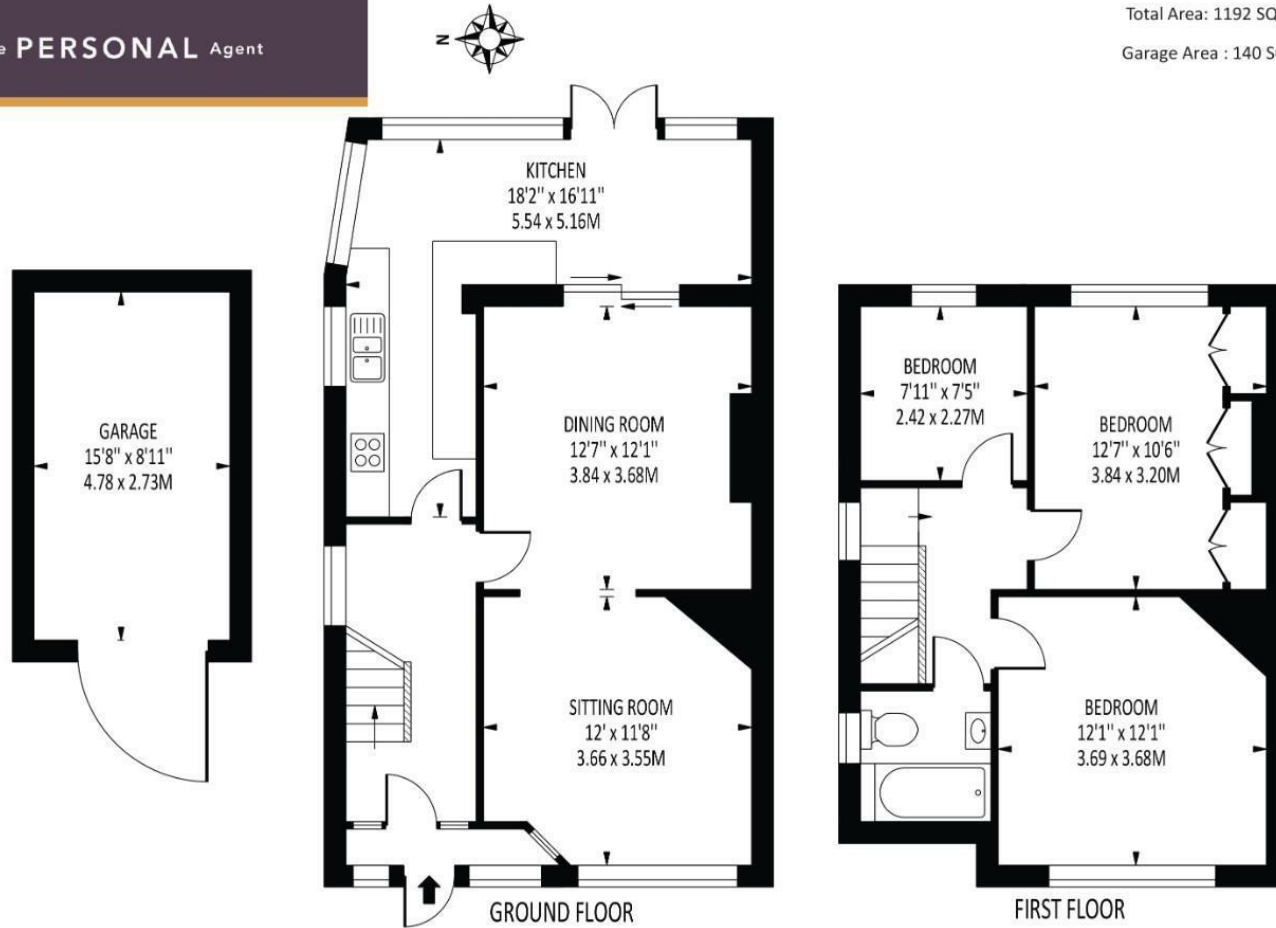




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Court Avenue

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		74	80
(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.
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