



Coulsdon Court Road, Old Coulsdon, CR5 2LL

£1,200,000

 5  3  2



- Excellently Presented Family Home • 5 Bedrooms
- 3 Bathrooms, 2 En-suites • Modern Open Plan Kitchen Living Area
- Utility Room • Lounge
- Master suite at top floor with • Garden Cabin Housing Bar/ Balcony Gym
- Large Patio/Entertainment • Opposite Golf Course Area





A beautiful family detached 5 bedroom home in a highly sought-after location in this very popular road and set in large gardens with Coulsdon court golf course located to the front. Old Coulsdon Village offering excellent local facilities is within close proximity Viewing Highly Recommended. Coulsdon Court Road is a well-established lane of fine houses running along the edge of Coulsdon Manor Golf Course with wide southerly views across the surrounding area to the rear. Situated in this sought after area between Old Coulsdon and Coulsdon with Old Coulsdon offering excellent local amenities and Coulsdon offering a good choice of shops, cafes and restaurants along with excellent transport links and two railway stations, Coulsdon South and Coulsdon Town. The area is well served by schools for all ages and the green open spaces of Farthing Downs and Coulsdon Common are to hand. Coulsdon is well located for easy access to the M23/M25 motorways.

YOUR LOCAL INDEPENDENT AGENT

01737 551111 / 020 8668 5344

info@johnbrownmarkyoull.co.uk

[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)

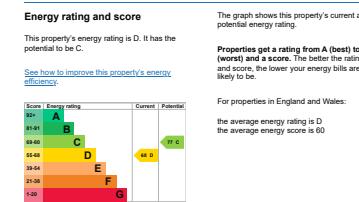


Energy performance certificate (EPC)		
12 Coulsdon Court Road OLD COULSDON CR5 2EL	Energy rating: <b>D</b>	Valid until: <b>5 November 2034</b>
Property type: Detached house		Certificate number: <b>7385-1651-0222-4406-5843</b>
Total floor area: 189 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standard/landlord-guidance>)



105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH