



Court Avenue | | Coulsdon | CR5 1HE

Guide Price £675,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 1HE
Guide Price £675,000

Guide-Price: £675,000 - £700,000

Located in one of Old Coulsdon's most sought-after roads this modern four bedroom, semi-detached mock-Tudor style property features a stylish interior and a good-size rear garden.

The ground-floor includes a porch, entrance hall, open-plan lounge/diner, W.C, study, kitchen, utility room and a conservatory. The first-floor features three bedrooms and a bathroom while the second-floor benefits from another good-size bedroom.

The rear garden is a good-size and has a secluded feel to it, while the front of the property includes an exclusive driveway with off-street parking for two cars.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon and Coulsdon Sixth Form College. The Farthing Downs, New Hill and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available on Coulsdon Road.

Local bus routes include the 60, 404 and N68 which can be used for destinations including Central London, West Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.

Porch

The porch includes double-glazed window, double-glazed glass-panel door and tiled floor.



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Entrance Hall

The entrance hall includes stairs ascending to first-floor.

Lounge/Diner

The lounge/diner includes two radiators, double-glazed four-casement leaded-light effect window, log burner with electric log-effect fire & granite-effect hearth and coved ceiling.

Study

The study includes fitted wardrobe, radiator, double-glazed two-casement window and cupboard housing hot water cylinder.

Kitchen

The kitchen includes wall & base level units with work surface area, radiator, waste disposal, one & a half bowl sink with drainer, partially-tiled walls, integrated fridge-freezer, slate flooring, dishwasher, under cabinet lighting, double-glazed two-casement window, space for range-style five-ring cooker with stainless-steel extractor hood and down-lights.

Utility Room

The utility room includes space for washing machine, space for tumble dryer, space for free-standing fridge-freezer, extractor fan and down-lights.

W.C

The W.C includes low-level W.C with dual-flush & concealed cistern, partially-tiled walls, tiled floor, wash-hand basin with mixer tap, & extractor fan.

Conservatory

The conservatory includes double-glazed French-style windows, double-glazed glass-panel door to rear garden, radiator & Karndean flooring.

First-Floor Landing

The first-floor landing includes double-glazed opaque window, cupboard, coved ceiling and stairs ascending to second-floor.



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Bathroom

The bathroom includes panel-enclosed bath with enclosed shower, wash-hand basin with stainless-steel mixer tap, Amtico tiled flooring, low-level W.C with concealed cistern, double-glazed two-casement opaque window, heated chrome towel rail which is also powered electrically, extractor fan and down-lights.

Bedroom One

Bedroom one includes double-glazed three-casement window, fitted wardrobes and radiator.

Bedroom Two

Bedroom two includes double-glazed three-casement window, good-size fitted cupboard, radiator and coved ceiling.

Bedroom Three

Bedroom three includes double-glazed two-casement window, radiator, fitted wardrobe and coved ceiling.

Bedroom Four

Bedroom four is dual-aspect and includes two velux windows, cupboards into eaves, fitted wardrobe and smoke alarm.

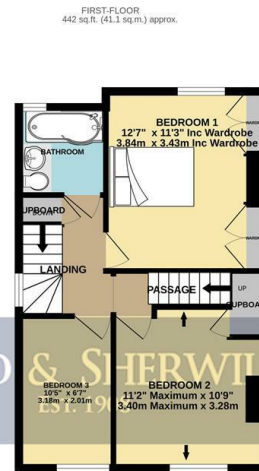
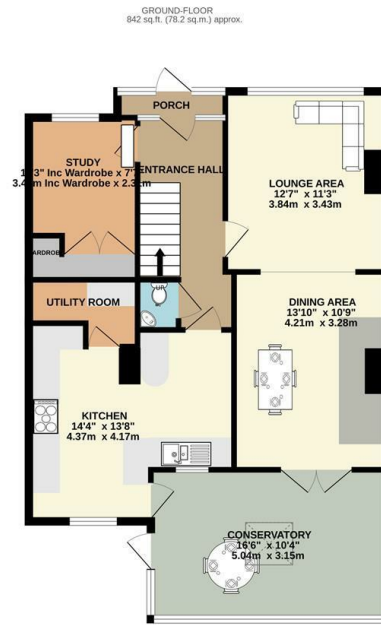
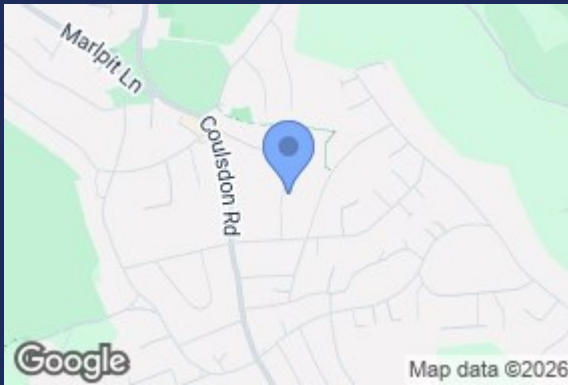
Rear Garden

The rear garden is mostly laid to lawn with a patio seating area and a decked area ideal for entertainment. Features include a water tap and a range of mature plants & shrubs. The garden also backs onto woodland.

Front of Property

The front of the property includes an exclusive driveway with off-street parking for two cars and a water tap.





BOND & SHERWILL

TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(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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