

The PERSONAL Agent

Court Avenue, Coulsdon

In Excess of £500,000

Court Avenue

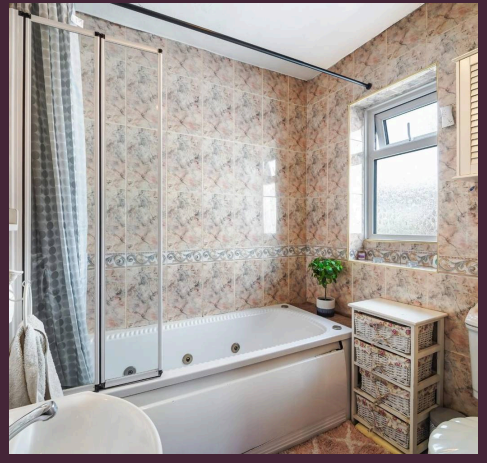
Coulsdon

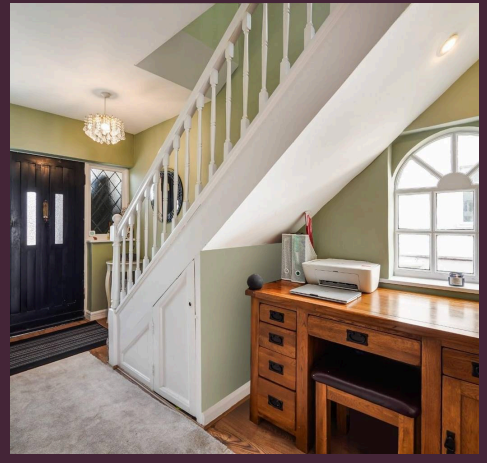
- Three reception rooms
- No chain
- Sought after tree lined road
- Mock Tudor style
- Close to excellent schools
- Level garden
- Three good size bedrooms
- Driveway & garage

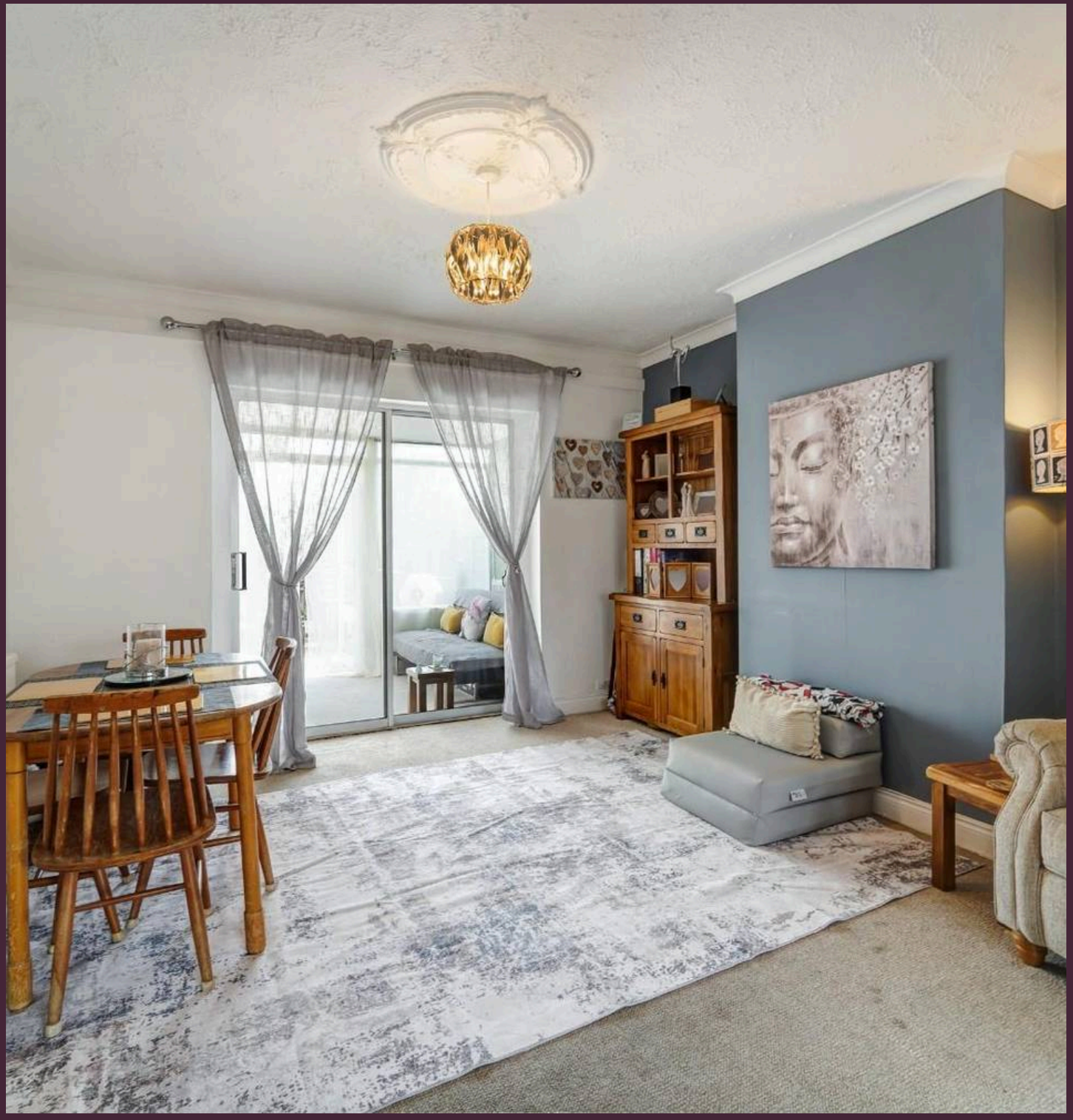
Situated on the highly desirable road in Old Coulsdon, this semi-detached house offers an ideal home for modern family living. The ground floor features a welcoming front reception room flowing into a dining area, complemented by a functional galley kitchen leading to a versatile rear reception room—perfect as a cosy lounge or playroom.











Description

Upstairs, three well-proportioned bedrooms provide peaceful retreats, served by a convenient family bathroom. Outside, the property enjoys a driveway for off-street parking, a separate garage ideal for storage or a workshop, and a level, well-maintained rear garden.

Ideally positioned just a short stroll from Keston Primary School and under five minutes from Old Coulsdon Village's shops, cafes, and amenities, this home perfectly blends comfort, space, and a vibrant village feel.

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.
Council Tax band: E

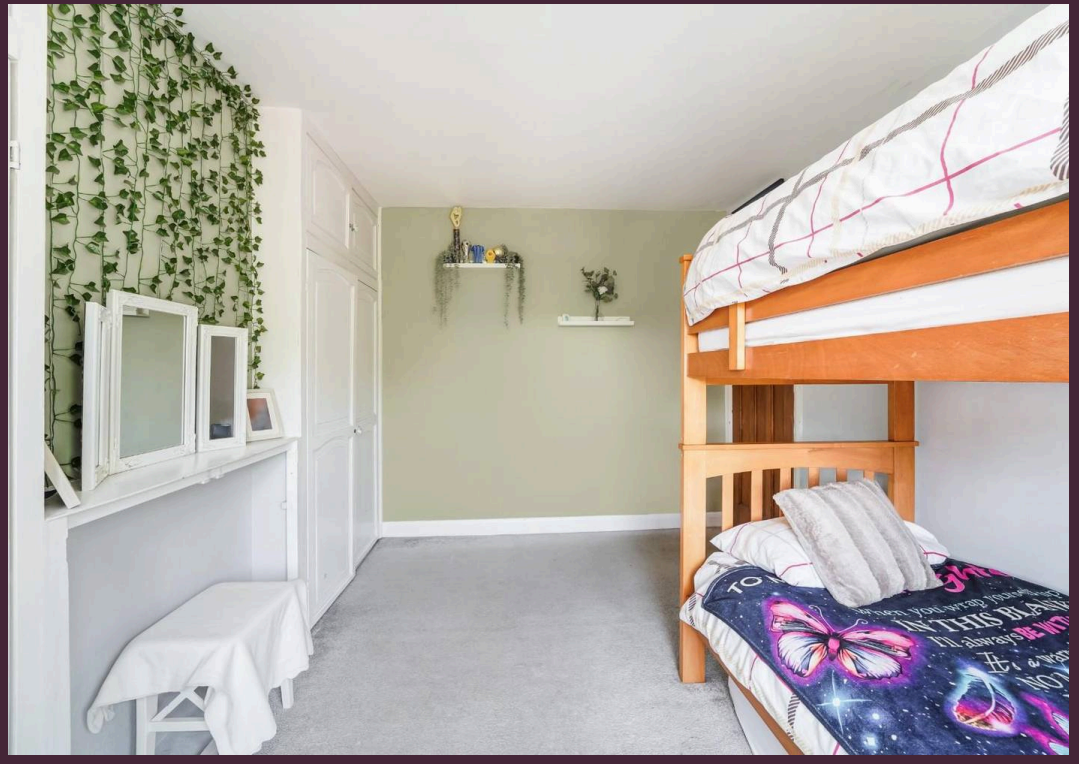
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





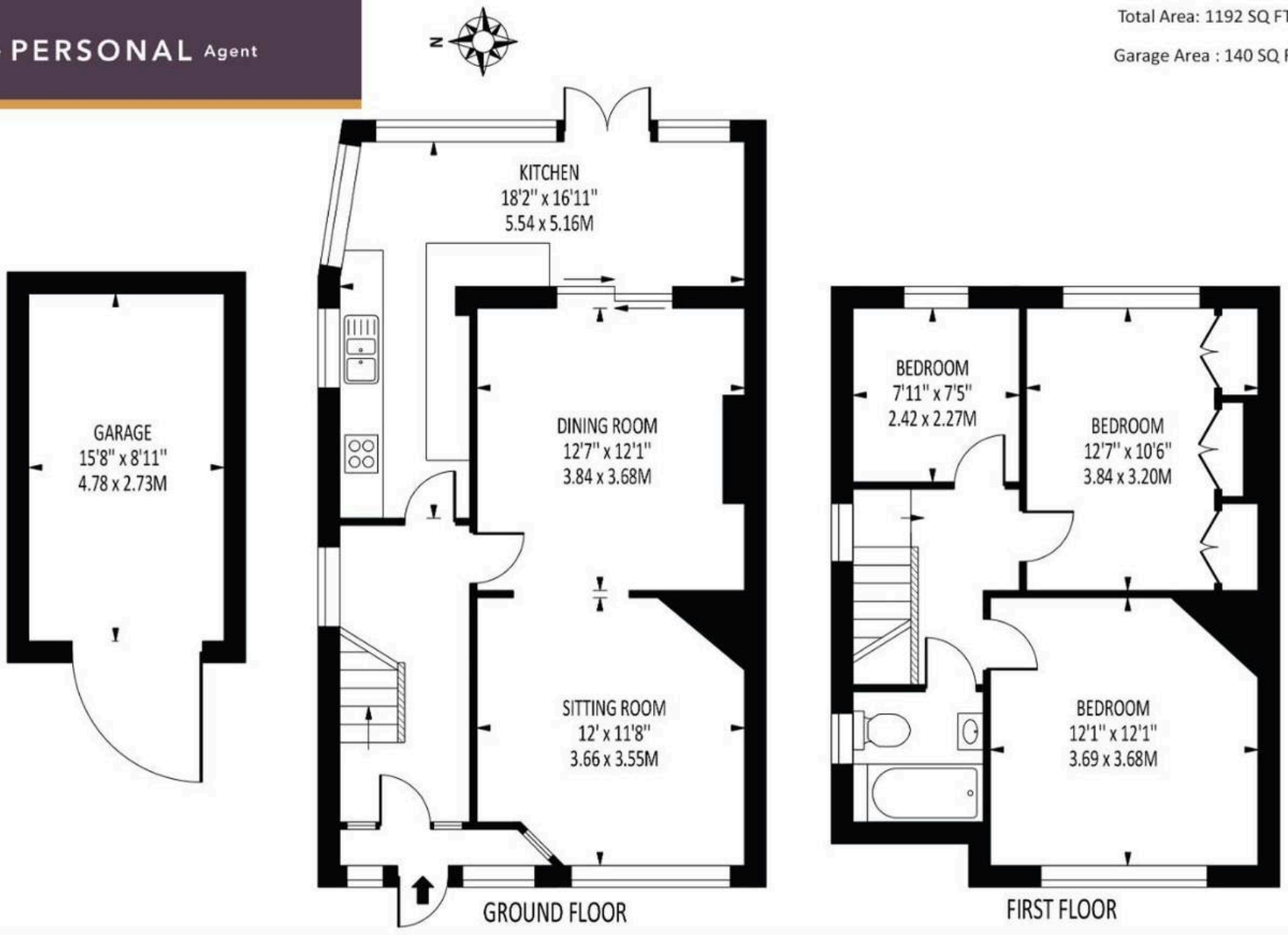




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Total Area: 1192 SQ FT • 110.75 SQ M
(Including Garage)
Garage Area : 140 SQ FT • 13.05 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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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