

Court Avenue, Coulsdon

The PERSONAL Agent

Offers In Excess Of £500,000

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 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. 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.

Tenure- Freehold
Council Tax Band-E






HOUSE
RULES












Fly
Emirates

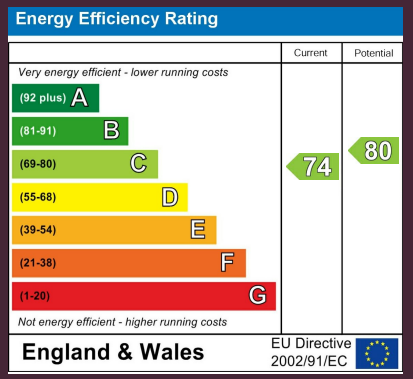


The PERSONAL Agent

Court Avenue

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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The PERSONAL Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

