



15 Court Avenue,  
Old Coulsdon, CR5 1HG - Price £875,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

This delightful extended detached character house is located in a sought-after level location close to the village providing excellent family living accommodation comprising stunning open plan kitchen / conservatory, two spacious reception rooms, utility and downstairs cloakroom. The first floor features FOUR BEDROOMS with an en-suite shower room to the main bedroom with a family bathroom with bath and separate shower cubicle.

- Detached Character House
- Sought-after Old Coulsdon Location
- Open Plan Kitchen / Conservatory
- Two Spacious Reception Rooms
- Four Bedrooms
- En-suite to Main Bedroom
- Modern Family Bathroom
- Downstairs Cloakroom
- Level South Facing Rear Garden
- Off Street Parking





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

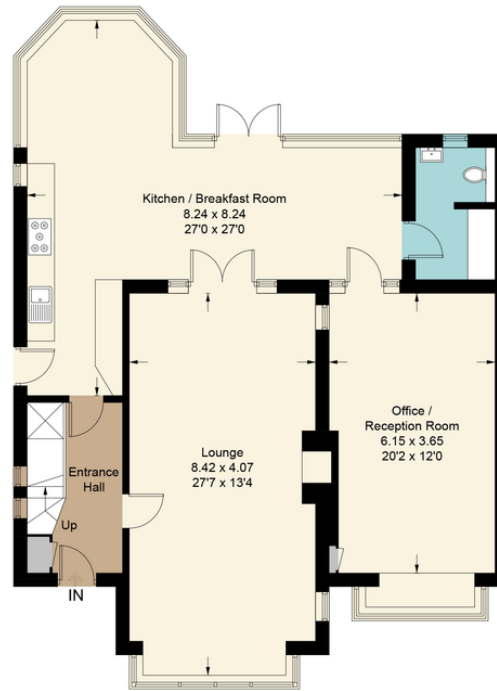
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.

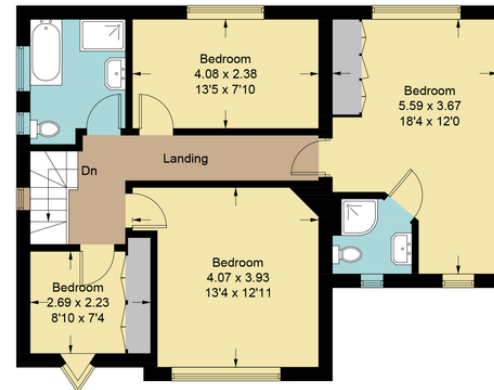


# Court Avenue, Old Coulsdon, CR5

Total Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft



**Ground Floor**  
1222 sq ft / 113.5 sq m



**First Floor**  
751 sq ft / 69.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID750613)



Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		