



64 Court Avenue,
Old Coulsdon, CR5 1HE - Price £535,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Perfectly situated in a sought-after location just a short walk from Old Coulsdon village on a level plot is this 'TUDOR STYLE' CHARACTER SEMI-DETACHED FAMILY HOME offering many pleasing features including THREE BEDROOMS, separate lounge with feature fireplace, open plan kitchen / dining room leading onto level rear garden, contemporary family bathroom, downstairs cloakroom, shared driveway with garage to rear. Nearby Old Coulsdon village offers excellent local amenities including shopping parade, medical practice, recreation ground, churches, library with the green open spaces of Coulsdon Common and Farthing Downs being close to hand. The area offers a good selection of schools for all ages including the popular and well respected KESTON SCHOOL for primary education and the currently well-performing OASIS ACADEMY for secondary education. There is an excellent choice of shops, stations and buses in Coulsdon Town. The property is well placed for ease of access to the M23 / M25 with London Gatwick Airport just one junction along the M23.

- Sought-after Old Coulsdon Location
- Tudor Style Semi-Detached Family Home
- Three Bedrooms
- Separate Lounge
- Open Plan Kitchen / Dining Room
- Contemporary Family Bathroom
- Downstairs W.C.
- Level Rear Garden
- Green Open Spaces Near-by
- Short Walk to Village





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

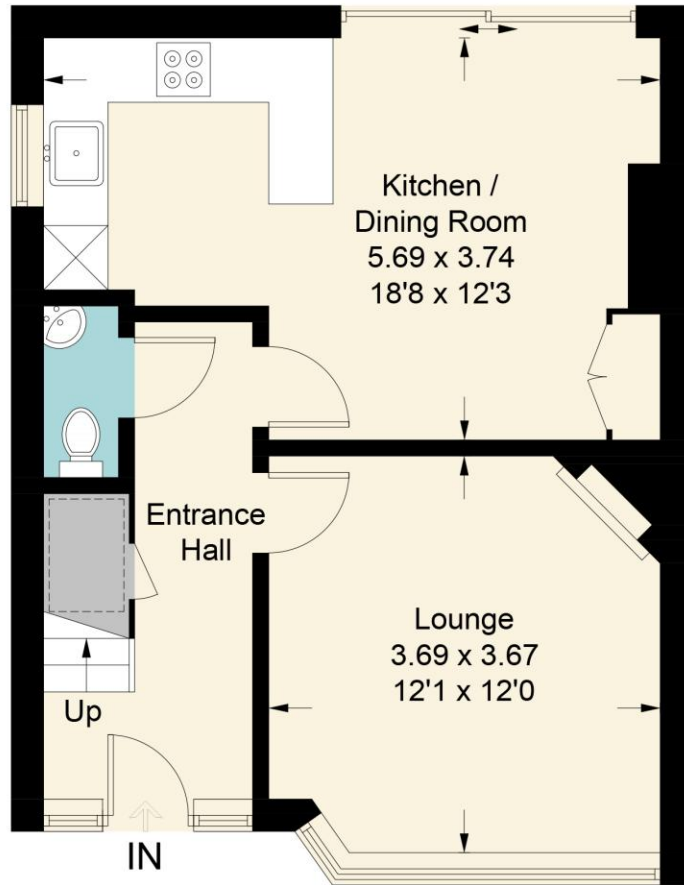
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.

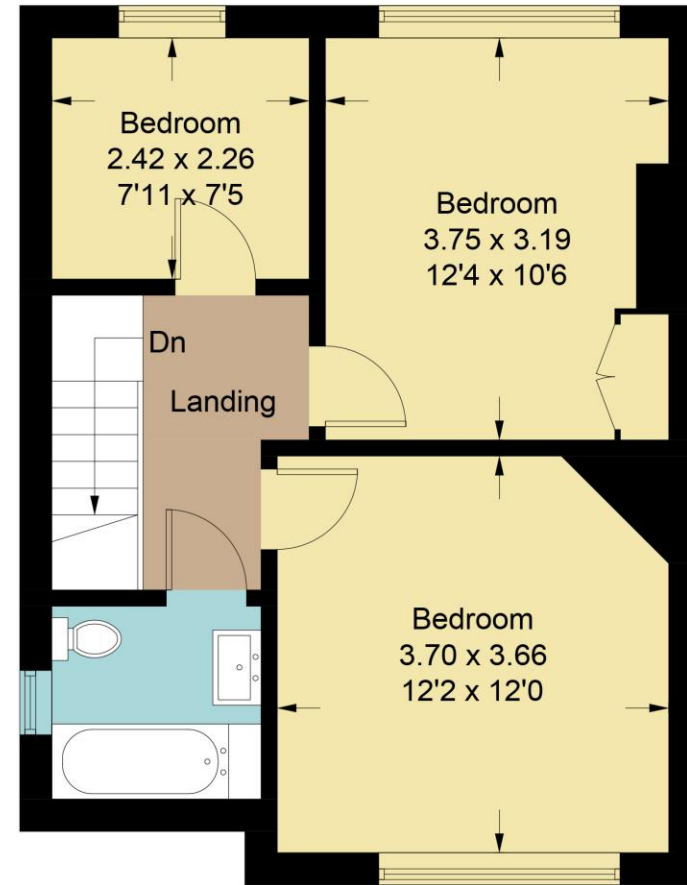


Court Avenue, Old Coulsdon, CR5

Total Approximate Gross Internal Area = 85.5 sq m / 920 sq ft



Ground Floor
462 sq ft / 42.9 sq m



First Floor
458 sq ft / 42.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID770123)



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

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

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