

12 Court Avenue,
Coulsdon, CR5 1HF – Price £1,200,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This beautifully presented and spacious 5 bedroom detached house is located in one of Old Coulsdon's most exclusive roads. Ideally situated within walking distance of a popular primary school, a sixth form college, a large park, and a golf course. With its leafy environment and detached neighbours you feel a million miles from the city but you are in fact just 20 minutes from Croydon, 25 from Gatwick and the nearby station has a fast link to London.

- Sought After Village Location
- Utility Room to Side of House
- Spacious Family Accommodation
- Home Studio/Cinema Room
- Master Bedroom with Ensuite
- Five Bedrooms
- Three Spacious Reception Rooms
- Kitchen/Family Room with Bi-fold Doors
- Large Level Garden
- Edge of Conservation Area





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.





Total area: approx. 217.1 sq. metres (2337.3 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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