



**A CHARMING DETACHED 'TUDOR STYLE' HOUSE
IN MUCH SOUGHT AFTER VILLAGE LOCATION**

3 COURT AVENUE OLD COULSDON SURREY CR5 1HG



PRICE £ 425,000 FREEHOLD

Situated in a much favoured position in this popular and sought after road and being within the very heart of the village of Old Coulsdon with its excellent facilities including shopping parade, choice of churches, library, doctors surgery, osteopath clinic, recreation park and bus services. Schools for all ages are close to hand and recreational facilities include horse riding, walking, golf course at Coulsdon Manor and Old Coulsdon Bowls Club. The area is surrounded by some delightful open greenbelt countryside of Coulsdon Common and Farthing Downs.

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This **DETACHED CHARACTER HOUSE** was built in the 1930's forming part of the original 'TUDOR VILLAGE' development and is set on the edge of Old Coulsdon's conservation area. Although in need of MODERNISATION and UPDATING THE HOUSE BENEFITS FROM gas central heating. There are many cottage style features and there is AMPLE SPACE TO EXTEND THE ACCOMMODATION subject to usual planning permissions. A PARTICULAR ATTRACTION IS THE LARGE SOUTH FACING REAR GARDEN. **NO CHAIN – IMMEDIATE VACANT POSSESSION.**

THE ACCOMMODATION briefly comprises the following (all dimensions approximate) –

BEDROOM 1: about 12'9 max x 12' max with views over the rear garden, range of fitted wardrobe and storage cupboards, dressing table unit, radiator.

BEDROOM 2: about 12' x 10' with radiator, deep bay window, fitted wardrobe and storage cupboards.

BEDROOM: 3 about 10' max x 9'1 with radiator.

BATHROOM: with low suite WC, pedestal wash basin with mixer tap, panelled bath, part tiled walls, heated towel rail, radiator.

LANDING: with airing cupboard with lagged hot water tank and immersion heated, trap to loft, stairs to –

GROUND FLOOR

ENTRANCE PORCH: with oak entrance door to –

ENTRANCE HALL: with radiator, cupboard under stairs with meters.

DOWNSTAIRS SHOWER/CLOAKROOM: with low suite WC, enclosed shower cubicle, wash basin with cupboard below, half tiled walls, inset spotlights, shaver point.

THROUGH LOUNGE/DINING ROOM: about 24' max x 11'10 with picture rail, 2 radiators, double aspect, French doors opening to –

DOUBLE GLAZED CONSERVATORY: about 10'5 x 8'6 with doors to rear garden.

KITCHEN: about 10'10 x 8'10 max with range of oak units including base units with cupboards and drawers, work surfaces, inset stainless steel sink unit, wall cupboards, split level electric double oven, integrated fridge/freezer, door to:

UTILITY ROOM: about 7' x 4'3 with plumbing for washing machine, wall mounted gas boiler, door to garden.

OUTSIDE



LARGE LEVEL SOUTH FACING REAR GARDEN: extending to about 150' being well established and well screened from neighbouring properties, with lawn, mature shrubs and bushes, hedges, flower beds, vegetable garden etc. Garden shed. Side entrance. Water tap.

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FRONT GARDEN: with lawn, flower beds and borders, shrubs, pathway. **BLOCK PAVED DRIVEWAY.**

DETACHED GARAGE: with electric roller door.

LOCAL AUTHORITY: London Borough of Croydon. **Tax Band 'F'**

