



**A CHARACTER DETACHED HOUSE SET IN MUCH SOUGHT AFTER
VILLAGE LOCATION**

‘COURT HOUSE’

1 COURT AVENUE OLD COULSDON SURREY CR5 1HG



PRICE: £ 475,000 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 COTTAGE STYLE HOUSE** offers IMMENSE CHARM and CHARACTER with a wealth of 'time honoured' oak featuring original oak framed casement leaded light windows and oak panelled internal doors with 'Norfolk latches'. The property has been skilfully extended to the ground floor to provide a * **FOURTH BEDROOM/STUDY** with **EN-SUITE SHOWER ROOM** * **CLOAKROOM** * **ATTRACTIVE 16'2 SQUARE LOUNGE** with **DELIGHTFUL GARDEN ASPECT** * **SEPARATE DINING ROOM** * **SITTING ROOM** * **BREAKFAST ROOM** * **KITCHEN** and **UTILITY ROOM**. There are 3 **DOUBLE BEDROOMS** and **BATHROOM** to the first floor. A particular feature of the property is the **DELIGHTFUL and WELL TENDED GARDENS TO THE REAR** offering a high degree of seclusion and separate vegetable garden. There is a **DETACHED GARAGE** and **AMPLE OFF STREET PARKING**. The ground floor plan lends itself to providing a self contained annex if so desired.

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

GROUND FLOOR

ENTRANCE PORCH: with herringbone patterned brick floor, fine oak entrance door to –

ENTRANCE VESTIBULE: with small leaded light window to front, radiator.

CLOAKROOM: with low level WC, wash basin, half tiled walls, opaque leaded light window, radiator, under stairs storage with meters,



SITTING ROOM: about 15'10 x 13'4 a most attractive triple aspect room with brickette fireplace with arched open grate, feature shelved storage cupboard enclosed by 4 oak doors, leaded light half glazed oak casement door and side lights to rear garden, 2 radiators, stairs to first floor, door opening to –



DINING ROOM: about 11'6 x 10' with leaded light window to front, radiator, telephone point, door to –

BREAKFAST ROOM: about 9'3 x 7'4 with high level storage lockers, base units with cupboards and drawers, work surfaces, radiator, opening to –

KITCHEN about 11'4 x 9'2 with range of fitted units including wall and base units with cupboards and drawers, work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, in-built Neff electric hob with over under, cooker filter hood over, glazed display cabinet, integrated Neff dishwasher, cupboard housing Potterton Neateheat gas fired boiler with programmer, quarry tiled floor, double glazed window overlooking rear garden, double glazed door to garden.

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LOUNGE: about 16'2 x 16'2 an attractive room overlooking the rear garden with double glazed window, Georgian style glazed door to REAR LOBBY with quarry tiled floor, radiator, double glazed windows and door to garden.

SMALL UTILITY ROOM: with plumbing for washing machine, work top with inset stainless steel sink unit, double glazed window to garden.

Door from lounge leading to –

BEDROOM 4 or STUDY/FAMILY ROOM: about 15'5 max x 12' with shelved display recess, large double cloaks/wardrobe cupboard, book shelving as fitted, radiator.

EN SUITE CLOAKS/SHOWER ROOM: with shower tray with Mira shower, rail and curtain, pedestal wash basin, fully tiled walls, wall mirror with strip light/shaver point over, quarry tiled floor, radiator, trap to roof storage area.

FIRST FLOOR

BEDROOM 1: about 11'6 x 10'10 with leaded light windows to the front, 2 double wardrobe cupboards, telephone point, radiator.

BEDROOM 2: about 11'4 x 10'6 with leaded light windows to the rear, wardrobe cupboard, radiator.

BEDROOM 3: about 10'6 x 10'6 with leaded light windows to the rear, built-in wardrobe cupboard, storage and drawers, radiator.

BATHROOM: with white suite of panelled bath with mixer tap and independent shower with Rosehead, wash basin inset to vanity top with cupboard under, low level WC, electric heated towel rail, radiator, half and fully tiled walls, opaque leaded light window.

LANDING: with trap to loft space, airing cupboard with insulated tank and immersion heater, radiator, attractive turning staircase lit by leaded light window to front.

OUTSIDE



A PARTICULAR FEATURE OF THE PROPERTY IS THE DELIGHTFUL GARDENS TO THE REAR extending to about 135' x 63 being COMPLETELY LEVEL with a sunny SOUTHERLY ASPECT. Immediately to the rear of the property is a paved patio that overlooks large level lawns with well stocked cottage garden style flower bed and ornamental pond to one side, Well secluded by established hedges, trees and shrubs. A crazy paved pathway leads to a screened well kept vegetable garden with various produce plants and soft fruit bushes. Timber garden shed. Water tap. Greenhouse. Side entrance with screen gate to –

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FRONT GARDEN: with lawns and flower beds. Single DRIVEWAY provides off street parking for several cars.

DETACHED GARAGE: about 15'10 x 9'2 max.

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

