

23 Lacey Avenue,  
Coulsdon, Surrey, CR5  
1LQ



Set on a sought-after residential road in Old Coulsdon, this attractive three-bedroom semi-detached home offers approximately 945 sq ft of accommodation.

The property includes a bright reception room, a kitchen/breakfast room with garden access, a useful utility area, and three bedrooms with a newly fitted family bathroom. Outside, there is a generous rear garden and a double driveway providing off-street parking.

Full planning permission is in place for a single-storey side and rear extension, offering excellent potential to enhance the ground floor and add future value. Old Coulsdon village is just a five-minute walk away, with local amenities, good schools, transport links and a strong community feel.

With scope to extend, this property presents a fantastic opportunity for families, first-time buyers and those looking to create a long-term home in one of Coulsdon's most desirable neighbourhoods.

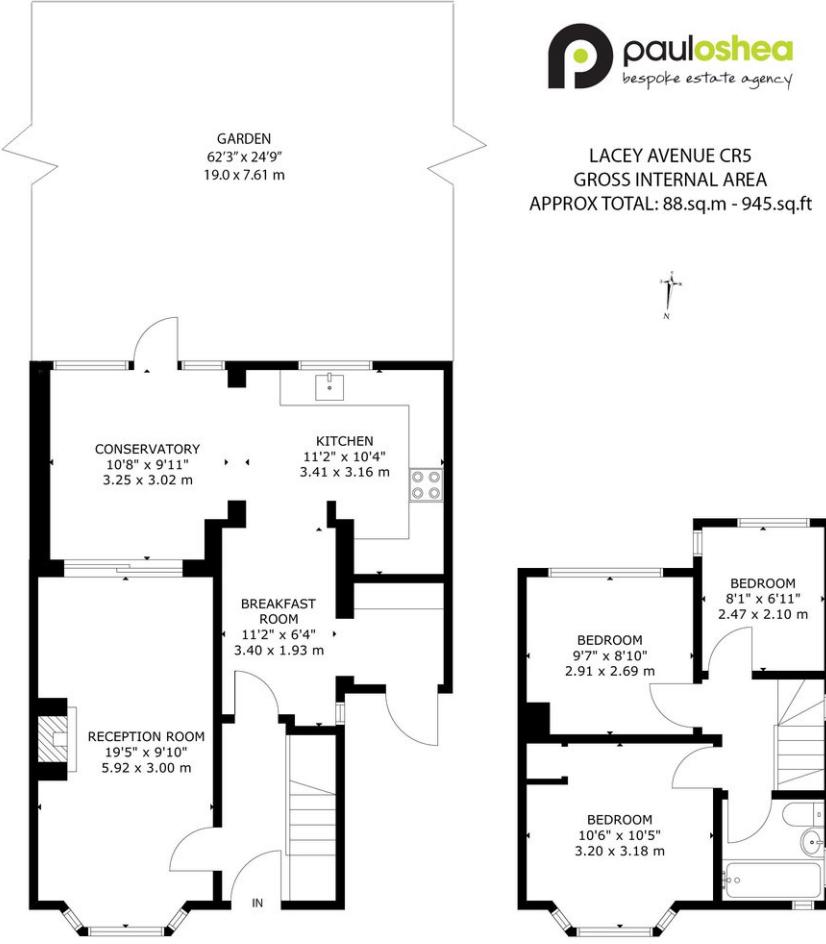


**02086817000** | [sales@paul-oshea.co.uk](mailto:sales@paul-oshea.co.uk)

[www.paul-oshea.co.uk](http://www.paul-oshea.co.uk)

# Floorplan





LACEY AVENUE CR5  
GROSS INTERNAL AREA  
APPROX TOTAL: 88.sq.m - 945.sq.ft

IN

North

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For identification purposes only. The actual property will vary. Price on application for a 180 day licence to use this Plan ©2003/2026. Not to scale. Floorplans, Photography, Virtual Tours, Inventory, Video & EPC's by www.steeldondon.co.uk email: mark@steeldondon.co.uk

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

## Features

- Guide Price £525,000 to £550,000
- Three bedroom semi-detached family home
- Approximately 945 sq ft of internal living space
- Located on a sought-after road in Old Coulsdon
- Bright reception room and