



**Guide Price**  
**£575,000**

**Freehold**

3x  1x  2x 

**Devonshire Way,  
Shirley, Surrey, CR0**

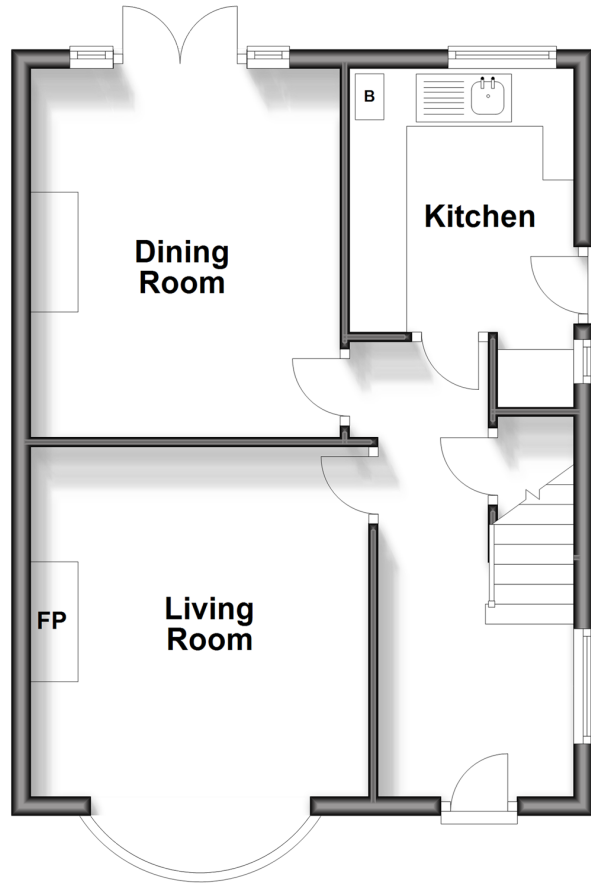
**OVER 60?**

Secure this property  
for up to **59% less!**

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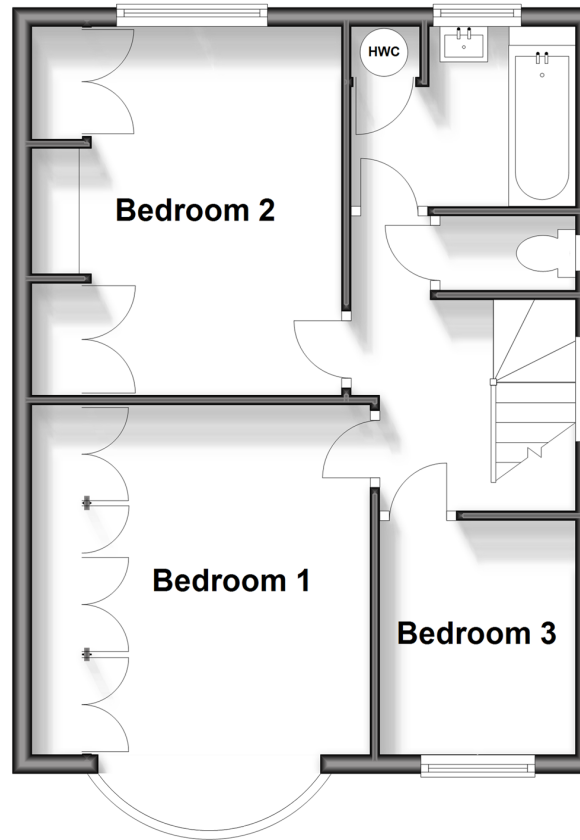
## Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



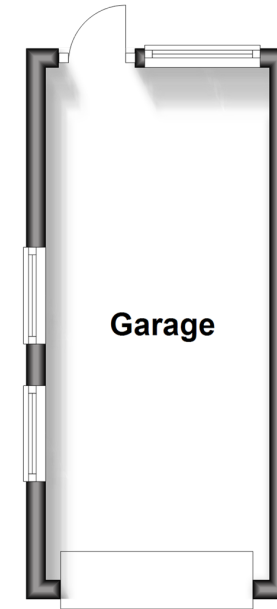
## First Floor

Approx. 43.8 sq. metres (470.9 sq. feet)



## Outbuilding

Approx. 12.6 sq. metres (135.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Living room: 14'10 x 11'9 (4.52m x 3.58m)

Dining room : 13'1 x 10'8 (3.99m x 3.25m)

Kitchen: 12'6 x 8'1 (3.81m x 2.47m)

### FIRST FLOOR

Landing

Bedroom 1: 14'10 x 11'9 (4.52m x 3.58m)

Bedroom 2: 13'2 x 10'10 (4.02m x 3.30m)

Bedroom 3: 7'7 x 6'6 (2.31m x 1.98m)

Bathroom: 7'7 x 6'6 (2.31m x 1.98m)

Separate Toilet

### OUTBUILDING

Garage

### OUTSIDE

Driveway

Front garden

Rear garden (south facing)



## Main features

- Semi-detached family house with an attractive rear garden
- Spacious lounge and dining room
- Extension potential (subject to planning permission)
- Fantastic location with amenities and green spaces on your door step
- Detached garage and off street parking

## Nearest Schools

Primary Schools: Benson and Nursery School 0.2 miles, Spring Park 0.3 miles, St John's CofE 0.4 miles  
Secondary Schools: Shirley High Performing Arts College 0.5 miles, Beckmead 0.6 miles, Coloma Convent Girls 0.6 miles

## Transport Information

Train Stations: West Wickham 1.1 miles, Eden Park 1.2 miles, Elmers End 1.8 miles

## Address

Devonshire Way, Shirley, Surrey, CR0

## Directions

For directions to this property please contact us.



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Call Shirley Branch 020 8654 3037 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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