



15 Shirley Avenue,
Coulston, CR5 1QZ - Price £585,000

JOHN BROWN & MARK YOULL

SALES & LETTINGS

AN ATTRACTIVE 1950'S SEMI-DETACHED HOUSE NESTLED IN POPULAR & QUIET RESIDENTIAL LOCATION being sold with NO ONWARD CHAIN offers THREE BEDROOMS, family bathroom, spacious ground floor accommodation, large lounge with double doors onto dining room, kitchen breakfast room over-looking large rural garden, stocked with mature trees & shrubs & a paved patio with far-reaching views. Attached garage, car port, off street parking, front garden. Gas central heating. Potential to extend further. Old Coulsdon village which offers comprehensive facilities including a good shopping parade, Park and Medical Centre. The area offers excellent transport links including a local hopper bus service, a good selection of schools, churches and recreational facilities together with easy road access to the M23 / M25 motorway. Also the area is noted for its large open spaces including Happy Valley Farthing Downs.

- Attractive Three Bedroomed Semi Detached House
- Large Lounge with Double Doors Onto Dining Room
- Kitchen Breakfast Room
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Driveway Garage and Car Port
- Lovely Gardens
- Potential For Extending Subject to the usual Planning Consents





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.



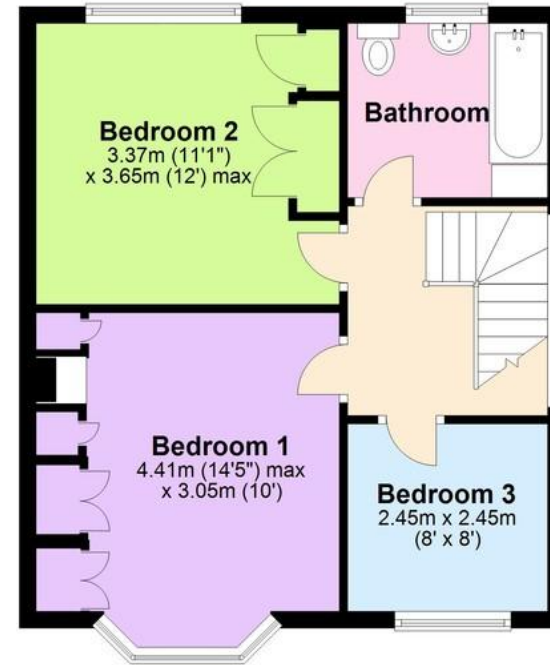
Ground Floor

Approx. 71.3 sq. metres (766.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 114.3 sq. metres (1230.7 sq. feet)

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



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