



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Shirley Avenue, Coulsdon, CR5 1QU

£700,000

3 2 1



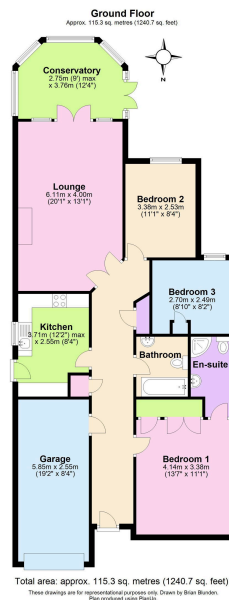
Available with no onward chain - A deceptively spacious 'one off' Berkley homes built detached bungalow

Set well back from the road providing ample parking for several cars

Unexpectedly well proportioned accommodation 3 bedroom ensuite to master bedroom. Family Bathroom. Spacious Lounge opening into double sided conservatory. Internal Garage, could be integrated into the accommodation (subject to planning permission). Gas Central heating and double glazed throughout.

Quietly situated in this popular corner of old Coulsdon with access to bus services nearby Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches and library. The area offers a selection of schools for all ages including the popular and well respected KESTON SCHOOL for primary education and the currently well-performing OASIS ACADEMY for secondary education. There are a good choice of shops, stations and buses in Coulsdon Town and the property is well placed for ease of access to the M23 / M25.





Energy performance certificate (EPC)

14 Shirley Avenue
COULSDON
CR5 1DU

Energy rating
D

Valid until:
28 October 2034

Certificate number:
8534-5320-9489-8978-3226

Property type
Detached bungalow

Total floor area
80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is **D**. It has the potential to be **B**.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is **D**
the average energy score is **60**

Score	Energy rating	Current	Potential
80+	A		
69-79	B		
55-68	C		
45-54	D		
35-44	E		
25-34	F		
1-24	G		

The graph shows a staircase representing energy ratings from G at the bottom to A at the top. The current rating is D, indicated by a yellow arrow pointing to the D step. The potential rating is B, indicated by a green arrow pointing to the B step.

YOUR LOCAL INDEPENDENT AGENT

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