

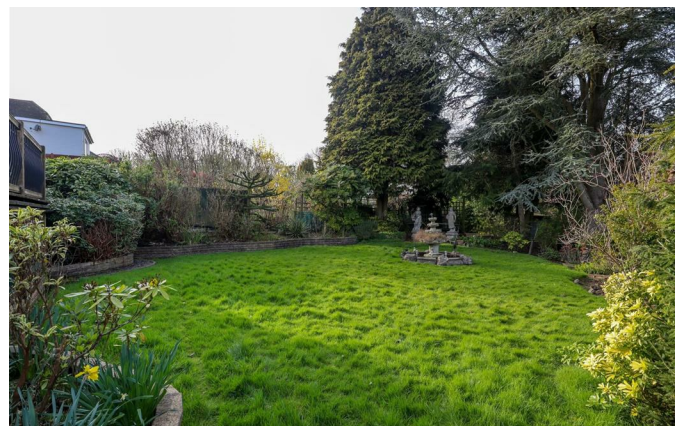


Shirley Avenue | | Coulsdon | CR5 1QY

Asking Price £650,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 1QY
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Occupying an impressive plot within the village of Old Coulsdon this three-bedroom, bungalow is a must view.

The interior includes two good-size bedrooms, a third bedroom/study, an L-Shape lounge/diner, kitchen, bathroom, utility room and an integral garage.

Additional benefits include a gated driveway with off-street parking for multiple vehicles, a good-size rear garden and an impressive amount of space to the side of the property with potential to extend subject to planning permission.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon and Coulsdon Sixth Form College. The Farthing Downs, New Hill, Coulsdon Common and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available on Coulsdon Road.

Local bus routes include the 466 and 404 which can be used for destinations including Central Croydon, East Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.

Porch

Hallway

The hallway includes concealed radiator, dado rail, ceiling rose, coved ceiling and loft hatch.

Bedroom One

Bedroom one includes radiator, double-glazed windows, fitted wardrobe, ceiling rose and coved ceiling.

Bedroom Two

Bedroom two includes radiator, fitted wardrobe, double-glazed windows, ceiling rose and coved ceiling.

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Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, low-level W.C, two double-glazed windows, tiled walls, radiator, shower enclosure and pedestal wash-hand basin.

Kitchen

The kitchen includes wall & base level units with work surface area, sink with drainer, double-glazed window, partially-tiled walls, two built in ovens and four-ring electric hob.

Lounge/Diner

The lounge/diner is dual-aspect and includes two double-glazed windows, three radiators, dado rail and a dining area.

Rear Porch

The rear porch includes double-glazed window and two double-glazed glass-panel doors.

Bedroom Three/Study

Bedroom three/study includes a double-glazed window.

Utility Room

The utility room includes wall & base level units with work surface area, single-glazed window, sink with drainer, partially-tiled walls and space for washing machine & tumble dryer.

Garage

The garage includes power, lighting and electric roller door.

Rear Garden

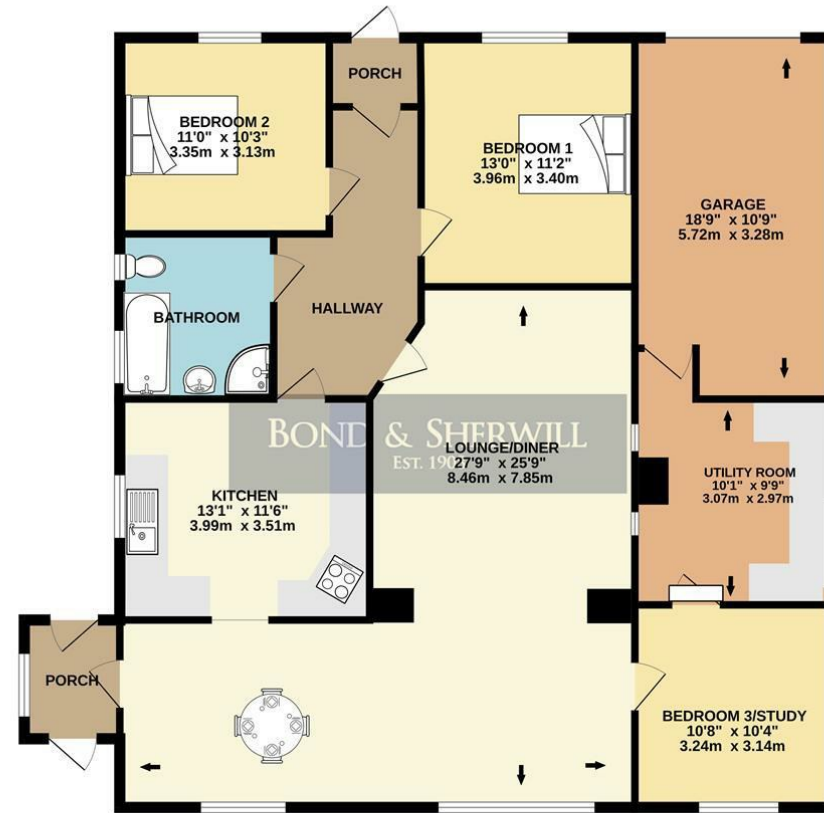
The impressive-sized rear garden is partially laid to lawn with a decked area and a range of plants, trees, hedges & shrubs.

Front of Property

The front of the property includes a gated driveway with off-street parking for multiple vehicles and side access.



GROUND-FLOOR
1524 sq.ft. (141.6 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	70
England & Wales		EU Directive 2002/91/EC	

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