

7 Shirley Avenue,
Coulston, CR5 1QZ - Price £525,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

A Spacious Semi-Detached House in a very popular and Quiet location being sold with No Onward Chain. There are Five Bedrooms, Family Bathroom, Separate Shower Room, Spacious Lounge/Dining Room. There is a neat tidy Garden with a Garage and Driveway. Being close to Farthing Downs and Happy Valley and near to 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.

- 5 Bedroom Semi-Detached House
- Family Bathroom
- Separate Shower Room
- Spacious Lounge/Dining Room
- Gas Central Heating
- Double Glazing
- Low Maintenance Garden
- Garage
- Driveway
- No Onward Chain



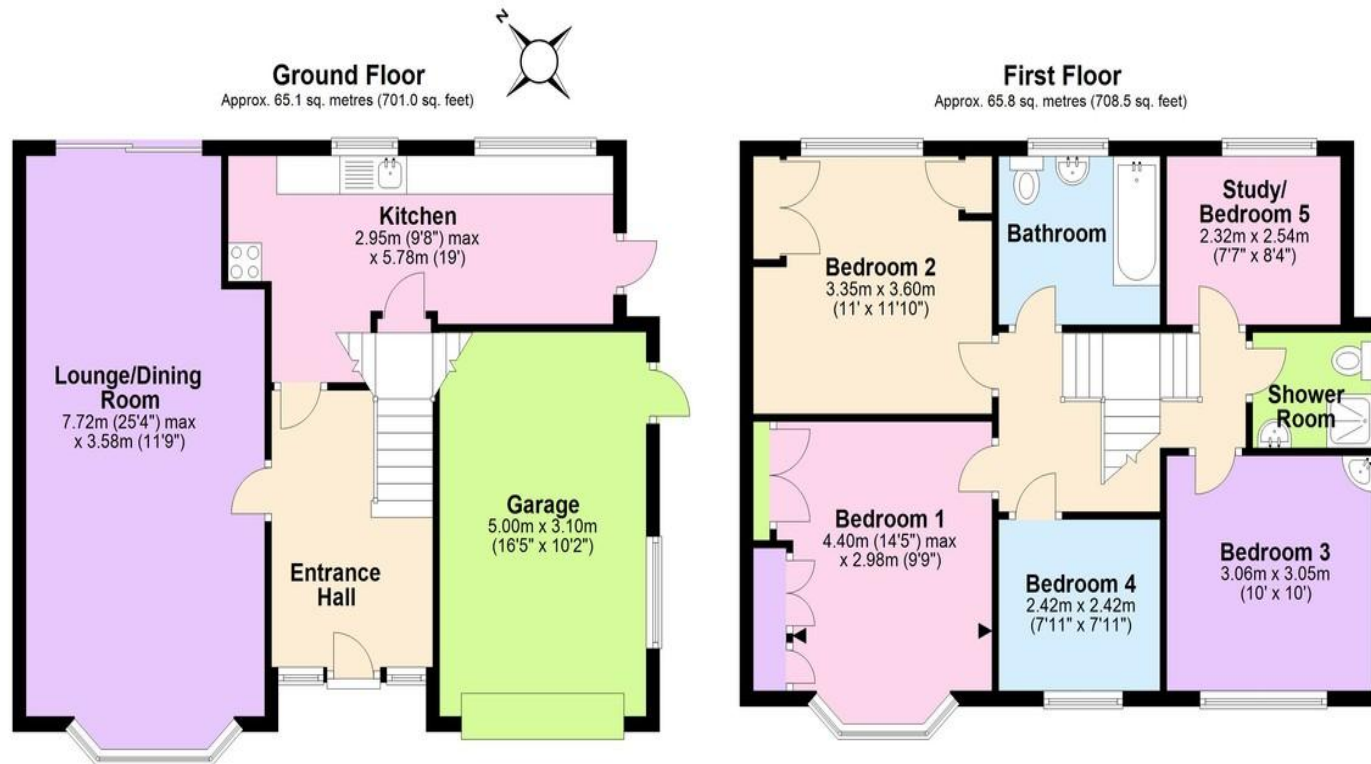


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





Total area: approx. 131.0 sq. metres (1409.6 sq. feet)

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



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