



17 Shirley Avenue,  
Coulston, CR5 1QZ - Price £550,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

A 1980's built detached house offered for sale at a realistic price to allow for updating. NO ONWARD CHAIN. Set in a large garden with pleasant outlook. 3 Bedrooms, family bathroom, downstairs cloakroom, spacious lounge/dining room, garage, gas central heating, double glazing, off street parking and LARGE LEVEL GARDEN.

Old Coulsdon village which offers comprehensive facilities including a good shopping arcade, 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.

- Detached House
- No Onward Chain
- Large Garden
- 3 Bedrooms
- Gas Central Heating
- Double Glazing
- Downstairs WC
- Garage
- Off Street Parking
- Level Garden



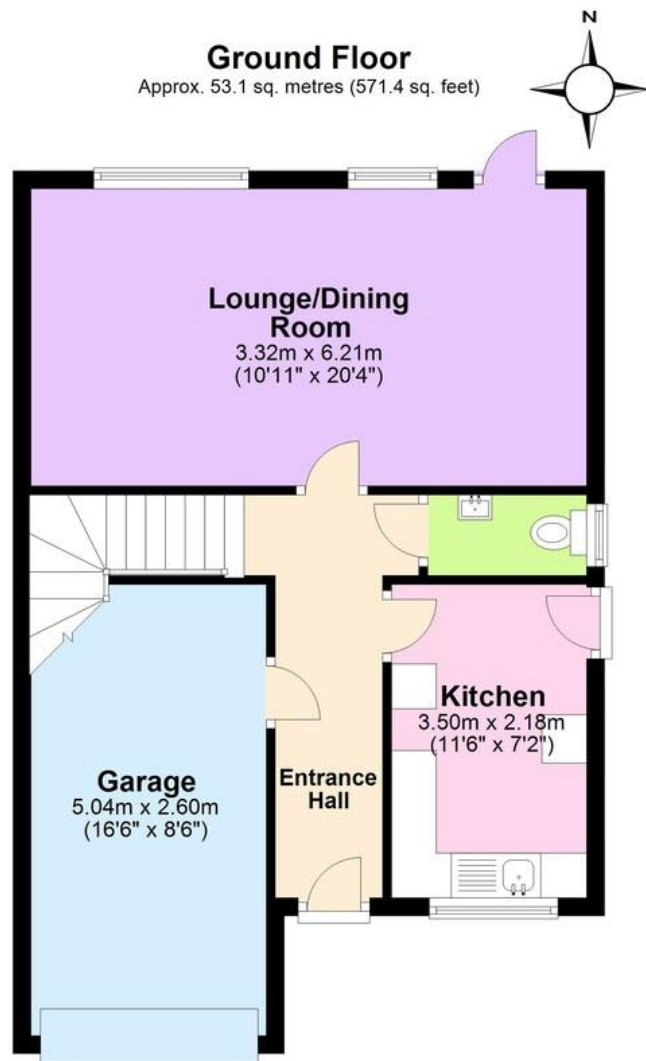


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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. 101.4 sq. metres (1091.8 sq. feet)

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

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Call us on **020 8668 5344 / 01737 551111**

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