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## *BOND & SHERWILL*

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### *Shirley Avenue*

Located in the village of Old Coulsdon and occupying a rarely available good size, south-facing plot on the highly sought after Shirley Avenue, this chain free two bedroom bungalow is perfect for anyone looking to buy a detached home.

The interior benefits from two double bedrooms, kitchen, bathroom, good size living/dining room and utility room.

Additional features include a garage, driveway with off street parking for multiple cars and a south facing rear garden which consists of good size patio with a step leading up to a level grass area, while the property also offers 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 just a short walk away on Coulsdon Road.

## **£ 550,000 OIRO**

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## *Shirley Avenue*

### **Entrance Hall**

The entrance hall includes double-glazed opaque window, glass panel double-glazed front door, coved ceiling, storage cupboard, loft hatch and two radiators.



### **Lounge/Diner**

The lounge diner is triple aspect and includes three single casement double-glazed windows, two sets of glass panel double-glazed double doors, feature fireplace with electric fire, wooden hearth and wood surround, coved ceiling and three radiators.



### **Kitchen**

The kitchen is dual aspect and includes one four casement double-glazed window, one single casement double-glazed window, a range of wall and base units with work surface area, four ring gas hob, one and a half bowl stainless steel sink with mixer tap and drainer, space for freestanding dishwasher, space for freestanding washing machine, fully tiled walls and radiator.



### **Master Bedroom**

The master bedroom is dual aspect with one single casement double-glazed window and one four casement double-glazed window, fitted wardrobes, coved ceiling and radiator.



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### **Bedroom Two**

Bedroom two includes a four casement double-glazed window, coved ceiling and radiator.



### **Bathroom**

The bathroom includes two single casement opaque windows, pedestal wash-hand basin, low-level W.C with dual flush, shower enclosure with shower hose attachment, panel-enclosed bath, towel rail and down-lights.



### **Utility Room**

The utility room includes wall units with work surface area, stainless steel sink with drainer and shower hose attachment, built-in storage cupboard, one single casement double-glazed window, one double-glazed window, glass-panel double-glazed door leading to rear garden, access to garage and radiator.



### **Rear Garden**

The rear garden is mostly laid to lawn and includes a range of trees, plants and shrub borders, patio area with retractable awning, side access and water tap.



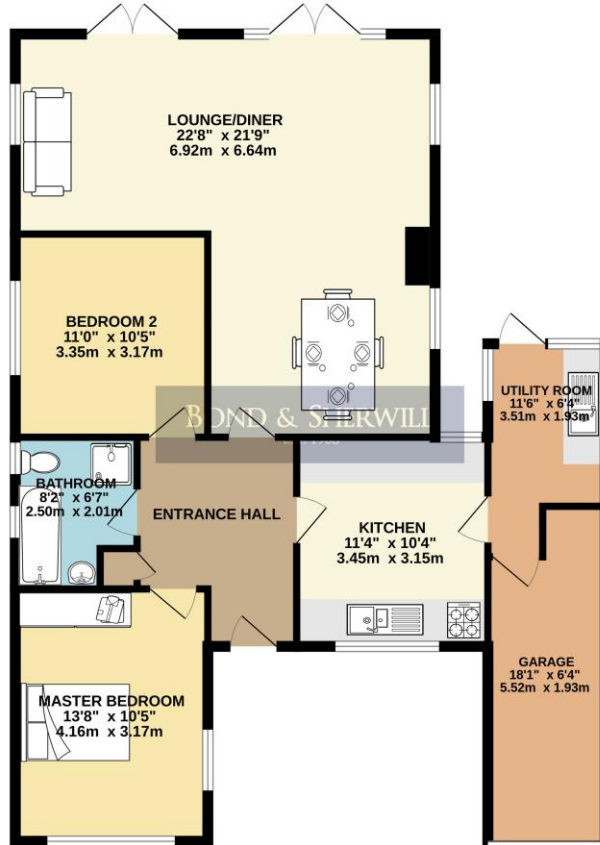
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# BOND & SHERWILL

## Shirley Avenue

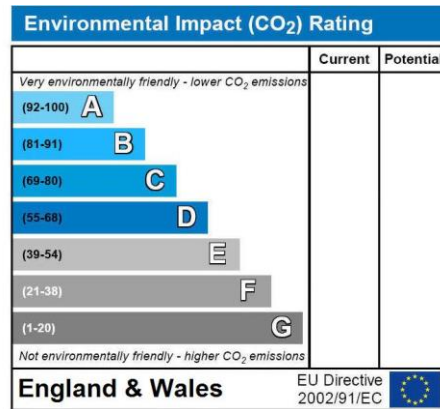
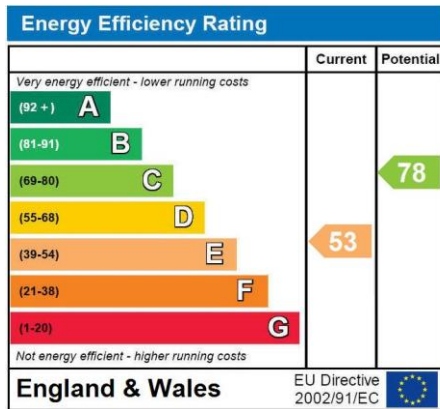
GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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 Performance Certificate



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