



RAYNERS
TOWN & COUNTRY

SHELTON AVENUE
WARLINGHAM, SURREY, CR6 9NF

37 SHELTON AVENUE

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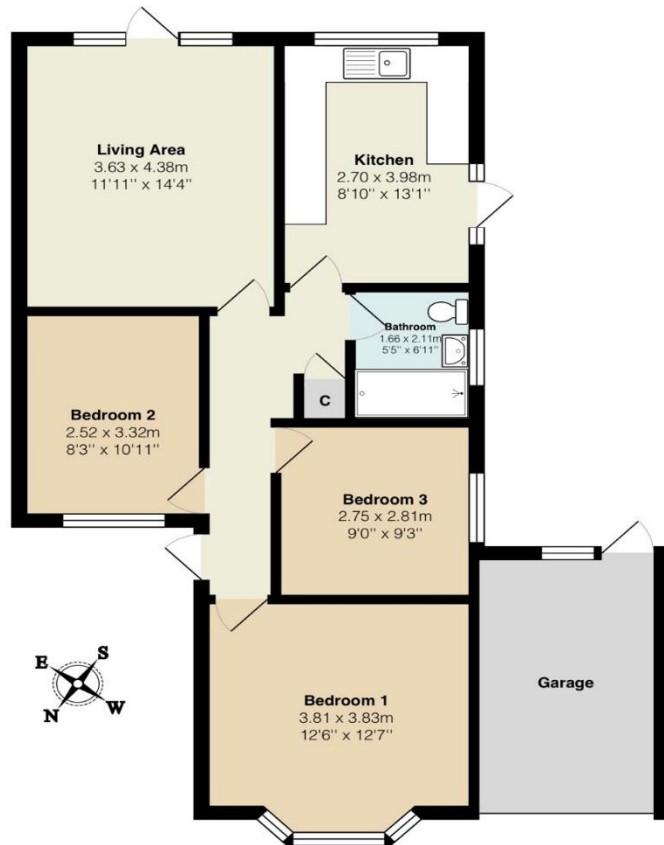
Guide Price Of £525,000

A fantastic opportunity to purchase a well-loved semi-detached bungalow situated in a popular no through road, within close proximity of Warlingham Village. The property comprises of an entrance hall, living room, fitted kitchen, shower room and three bedrooms providing flexible and adaptable space. There is scope for the incoming purchaser to put their own stamp on this great home that offers so much potential. The plot is level with a sizeable frontage with off road parking as well as the garage. To the rear of the property is a southerly facing garden. Offered to the market with no onward chain, an early viewing is highly recommended.





37 Shelton Avenue



Total Area: 70.5 m² ... 758 ft² (excluding garage)

All measurements are approximate and for display purposes only

Tenure: Freehold
Local Authority: Tandridge District Council
Council Tax Band: E
EPC Rating: E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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