



30 Vincent Road,
Coulson, Surrey, CR5 3DH - Price £525,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

Situated in a popular and convenient location of Coulsdon this THREE BEDROOM DETACHED family home IN NEED OF COMPLETE MODERNISATION with potential to extend (subject to planning permission) is being sold with the benefit of NO ONWARD CHAIN. The outside comprises level well-maintained mature rear garden, garage and off-street parking. This property is ideally placed for a selection of well performing local schools, including Chipstead Valley Primary School. This popular location is close to Chipstead Valley Road with excellent bus links and with Woodmansterne mainline station near-by along with further rail links situated in Coulsdon town centre with Coulsdon South running fast and frequent service to London Victoria and London Bridge along with additional Thames Link services passing through St Pancras. The area is surrounded by some delightful green belt countryside including Rickman Hill Recreation Ground and is well placed for easy road access to the M23 / M25.

- Traditional Detached House
- Popular Coulsdon Location
- No Onward Chain
- In Need of Modernisation
- Three Bedrooms
- Level Garden
- Garage
- Off Street Parking
- Partly Double Glazed





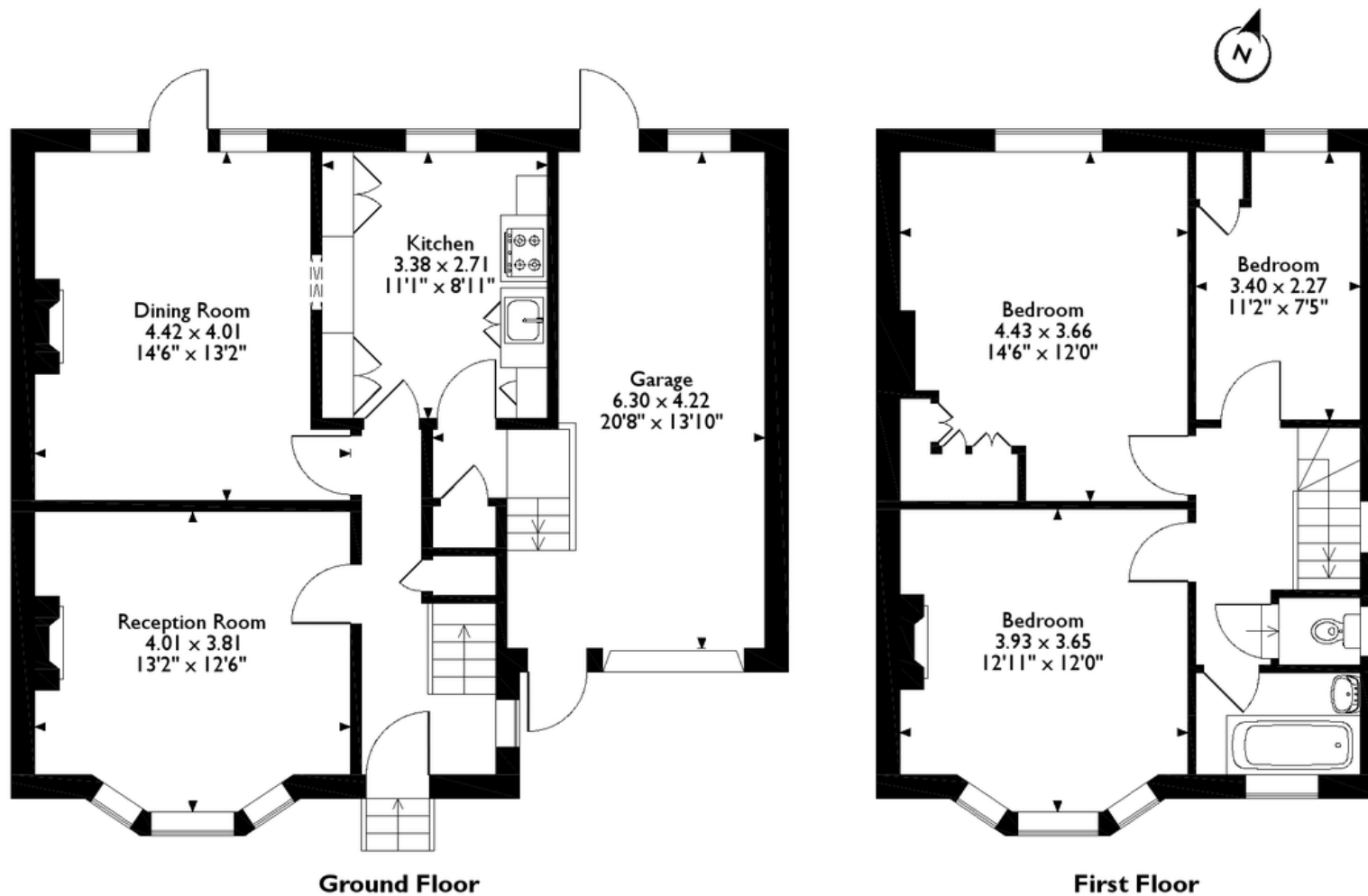
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.



30 Vincent Road, Coulsdon



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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