



432

432 Chipstead Valley Road,
Coulston, CR5 3BJ – Offers in Excess of £400,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

With NO ONWARD CHAIN viewings are highly recommended of this SEMI-DETACHED CHALET BUNGALOW requiring modernisation offering WELL PROPORTIONED ACCOMMODATION with THREE BEDROOMS * BATHROOM * LOUNGE * KITCHEN / DINING AREA * OFF STREET PARKING and LONG, LEVEL GARDEN. Ideally placed for a selection of well performing local schools, including Chipstead Valley Primary School. This popular location boasts excellent transport links for buses and trains 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. Chipstead Valley Road and Coulsdon Town both provide a wide variety of shops, coffee shops, bars and restaurants. The area is also surrounded by some delightful green belt countryside including Rickman Hill Recreation Ground and is well placed for easy road access to the M23 / M25.

- No Onward Chain
- Three Bedrooms
- Lounge
- Kitchen / Dining Room
- Bathroom
- Long Level Rear Garden
- Off Street Parking
- Requires Modernisation
- Popular Coulsdon Location
- Double Glazing & Gas Central Heating





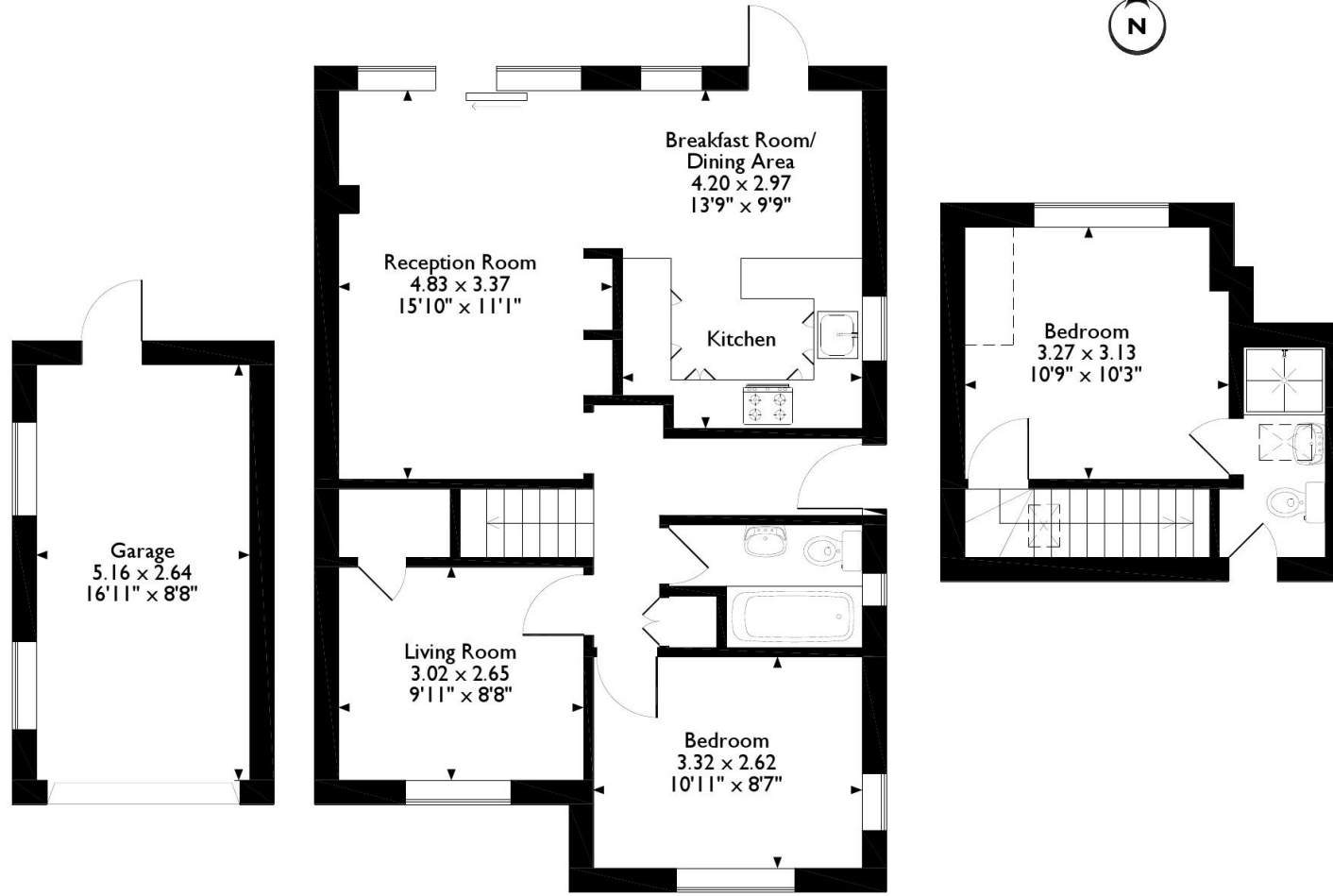
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.



432 Chipstead Valley Road, Coulsdon



Ground Floor

First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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