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BOND & SHERWILL



Vincent Road

Ideally-located on a popular residential road within good proximity to Coulsdon Town Centre this three-bedroom, semi-detached property is chain-free and perfect for first time buyers or commuters.

Internally, the property features three bedrooms, bathroom, open-plan kitchen/diner and a good-size lounge. Additional benefits include a front garden with off-street parking and a good-size mature rear garden.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. In addition to the stunning Farthing Downs and Coulsdon Memorial Ground, the local Surrey countryside provides plenty of other green spaces.

£ 475,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Entrance Hall

The entrance hall includes double-glazed frosted-effect window, radiator, smoke alarm and stairs ascending to first-floor.



Lounge

The lounge includes three-casement double-glazed window and radiator.



Kitchen/Diner

The kitchen/diner is open-plan and includes wall & base level units with work surface area, space for free-standing fridge/freezer, four-ring gas hob with concealed extractor hood, oven, stainless-steel sink with drainer, space for washing machine, two-casement double-glazed window, radiator, double-glazed single-casement frosted-effect window, partially-tiled walls, wall-mounted Vailant boiler, under-stairs cupboard housing gas & electric meters, dining area and double-glazed glass-panel door to rear garden.



Bedroom One

Bedroom one includes double-glazed three-casement window and radiator.



Bedroom Two

Bedroom two includes double-glazed single-casement window and radiator.

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Bedroom Three

Bedroom three includes double-glazed single-casement window and radiator.



Bathroom

The bathroom includes panel-enclosed bath with fixed shower head, pedestal wash-hand basin, partially-tiled walls, double-glazed single-casement frosted-effect window, low-level W.C with dual-flush, radiator and extractor fan.



Landing

The landing includes radiator, smoke alarm and loft hatch.

Rear Garden

The rear garden is partially laid to lawn with a patio area. Features include side access, a range of plants, trees & shrubs and a beech tree with a tree protection order.



Front Garden

The front garden is partially laid to lawn and includes off street parking.



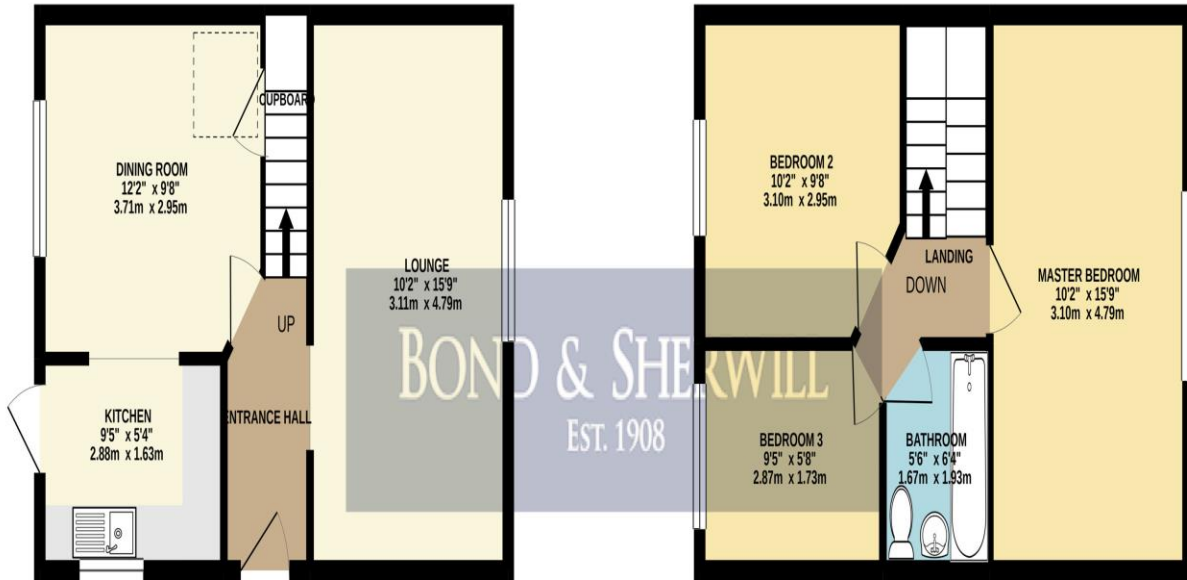
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GROUND-FLOOR
379 sq.ft. (35.2 sq.m.) approx.

FIRST-FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.9 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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