



Quiet central village location with a Southerly-facing garden

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# Vincent Close Chipstead CR5 3FD

Banstead Village 2.5 miles London by rail 35 minutes  
from Chipstead or 20 minutes from Coulsdon South  
M23/M25 Intersection 10 minutes  
*All times and distances are approximate*

Set overlooking the central green in this in quiet cul-de-sac location, this three bedroom semi-detached cottage offers a great opportunity to acquire a much sought-after home with great potential for renovation in the centre of Chipstead Village.



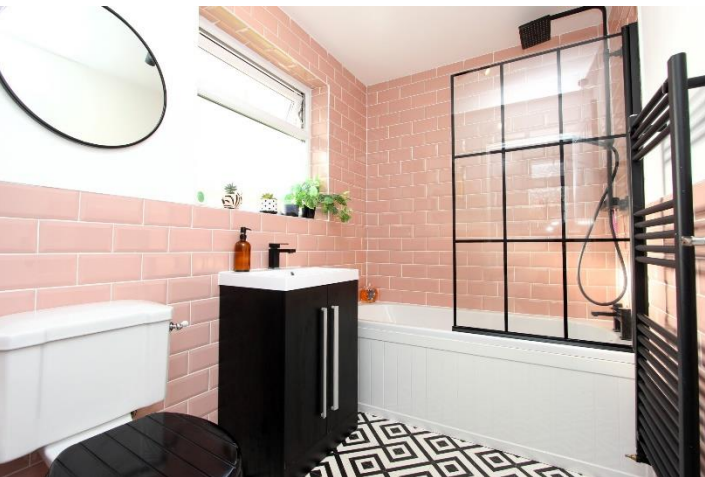
- Hallway
- Kitchen - Breakfast Room
- Sitting - Dining Room
- Three Bedrooms
- Family Bathroom
- Private Garden

Price £525,000





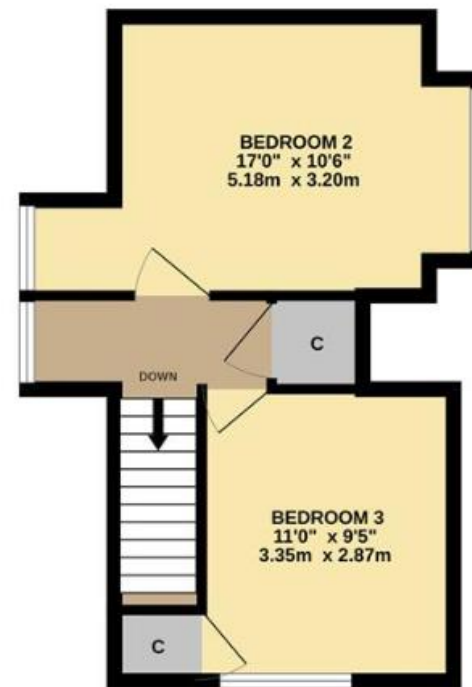
Nestled at the rear of a serene cul-de-sac, this semi-detached cottage boasts versatile living space spread across two levels. The spacious sitting - dining room is a highlight, featuring a bay window at the front and sliding patio doors leading to the garden at the rear. On the ground floor, in addition to the kitchen and contemporary family bathroom, you'll find a spacious principal bedroom overlooking the private South-facing garden. Upstairs, there are two generously-sized bedrooms along with ample storage space. The garden is expansive and thoughtfully divided into two sections, creating an ideal setting for both ornamental and kitchen gardens.



This attractive location is remarkably accessible, there are rail services to London from Chipstead Station and faster services from nearby Coulsdon South, and the M25/M23 intersection is within a few minutes' drive. Banstead Village is around 2 miles away and has excellent High Street shopping and a choice of local schooling, whilst Chipstead Village retains its tranquil, rural charm with village pond, local pub and restaurant, sports clubs, theatre and abundant open countryside.

Three Double Bedrooms | Central Village location | Contemporary Family Bathroom | Generous Kitchen - Breakfast Room With Views Overlooking The Close | Excellent Storage Throughout | Mature Southerly-Facing Garden | Spacious Dual-Aspect Sitting - Dining Room | Cul-De-Sac Position





TOTAL FLOOR AREA

1,058 SQ FT / 98.3 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: E  
All mains services  
To the best of our knowledge on production of this brochure

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