



Chipstead Station Parade, Coulsdon

The **PERSONAL** Agent



# Offers In Excess Of £295,000 Leasehold

- First Floor Maisonette
- Two Bedrooms
- Spacious Living/Dining Room
- Modern Shower Room
- Short walk to station
- Leasehold
- 2 parking spaces



The Personal Agent are pleased to present to the market this well presented first floor maisonette. located just a short walk of Chipstead railway station and within the parade of shops.

The property is ideal for first time buyers as well as investors, with great direct links to London on your doorstep, yet being set within easy reach of open green spaces and country walks

The property comprises a private entrance with access to understairs storage in the entrance lobby with stairs up to the landing with doors to;

front aspect 14ft living/dining room, rear aspect kitchen with a range of eye and base level units with an integral oven and hob with space for further utilities.

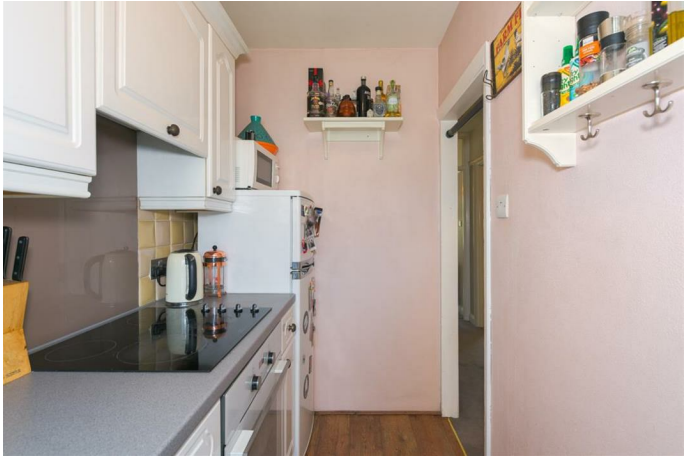
There are two bedrooms both served by the modern shower room with walk-in shower.

Outside to the rear there is a small private garden, currently used as parking.

The renowned Chipstead Valley Primary School is also walking distance, as are local shops. The area is well served with an abundance of rural

walks and outside public space, together with reputable local schools and leisure facilities. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to Gatwick and Heathrow Airports. There are also many acres of open green belt countryside close to the property to enjoy.

The property is set in a peaceful semi-rural location, whilst being within easy reach of all the needs of daily life. Banstead Village is nearby offering a variety of shops as well as Waitrose and M&S Simply Food.









#### First Floor Maisonette

Chipstead Station Parade, Chipstead, Coulsdon

Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

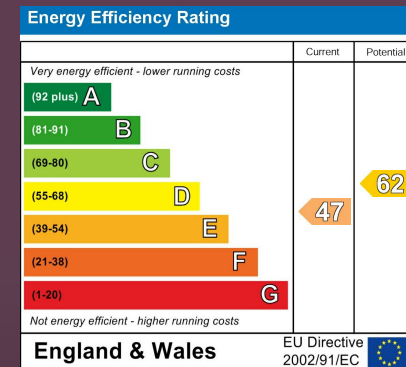
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The  
**PERSONAL**  
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