



Hazelwood Lane, Coulsdon

The PERSONAL Agent

Guide Price £1,500,000

Freehold

- 4629 sq ft property
- Detached chalet bungalow
- Six bedrooms
- Four En suites
- 45'9 x 18'3 Kitchen/dining room
- 23' x 14' Living room
- Utility room
- Detached garage
- 0.49 of an acre.



The Personal Agent are delighted to offer for sale this 4629 sq ft detached six bedroom chalet bungalow. The property has undergone major refurbishment by the current owners and benefits from a 45'9 x 18'3 Kitchen/Dining room. 23' x 14' Living room.

With an impressive gated frontage, the first impression is one of space and privacy from neighbouring homes. The large driveway provides ample parking and there is an extended L shaped garage.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining and links to the beautifully secluded garden.

There is a 20ft living room with log burner that links to the Kitchen/dining room. There is also a separate utility room. From the generous entrance hallway there is easy access to the bedrooms, where the spacious accommodation continues. The superb master bedroom is served by a modern en-suite shower room, whilst the two further bedrooms have access to a spacious family bathroom. On the first floor there are far reaching views from the study area and three further double bedrooms with three en suites.

Whilst enjoying privacy and views in this excellent location, the property also has great accessibility with rail services to London from Chipstead Station just a few minutes' walk away and faster services from nearby Coulsdon South station.

The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within easy reach of several

renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

There are a few local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom are all within easy reach offering more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its village pond, local pub-restaurants, golf club and many sports and village clubs, all encompassed by abundant open countryside.

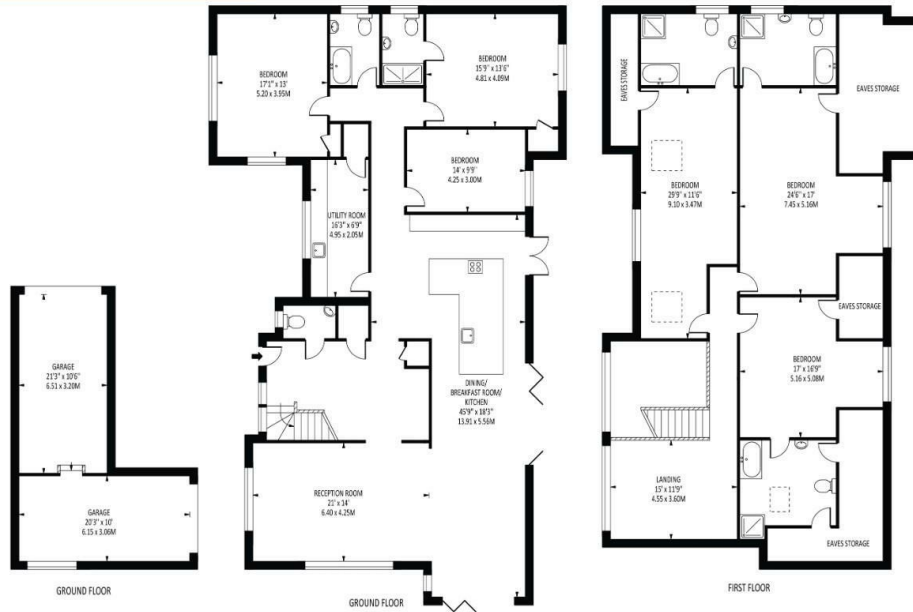
Tenure: Freehold
Council Tax: G



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Greensleaves

Total Area : 4629 SQ FT • 430.07 SQ M
 (Including Eaves Storage, Garage1 & Garage2)
 Eaves Storage Area : 421 SQ FT • 39.09 SQ M
 Garage1 & Garage2 Area : 434 SQ FT • 40.34 SQ M
 Workshop Area : xxx SQ FT • xx.xx SQ M



Disclaimer: For illustration purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		71	
(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	

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