



Water Mead, Chipstead

The **PERSONAL** Agent

Offers In Excess Of £575,000 Freehold

- 1654 sq ft property
- Three/four bedrooms
- Open plan kitchen/dining
- Separate dining room/4th bedroom
- Utility room
- Cloakroom
- Sitting room
- En-suite shower room
- Detached garage and parking
- No onward chain

A good-sized, 1654 sq ft three/four bedroom townhouse situated close to the station and shops at Chipstead. The property benefits from a kitchen/dining/conservatory about 20' x 16', 15'9 x 12' sitting room, a detached single garage and is being offered for sale with no onward chain.

To the ground floor, the property consists of an entrance hall, cloakroom, open-plan kitchen/dining/conservatory room with French doors out to rear garden; and a separate dining room/fourth bedroom. On the first floor the primary bedroom with en-suite bathroom and sitting room. On the second floor are two double



bedrooms with a Jack and Jill bathroom adjoining. Outside there is a detached garage and off road parking. Garden with southerly aspect.

The M23/M25 are easily reached, giving access to both Gatwick and Heathrow airports. This location is also within a short journey 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.

Chipstead Parade and station (services to London Bridge via East Croydon) are within walking distance of the property. There are local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom offer more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its pond, pub-restaurants, golf club and many sports and village clubs, all encompassed by acres of open countryside.



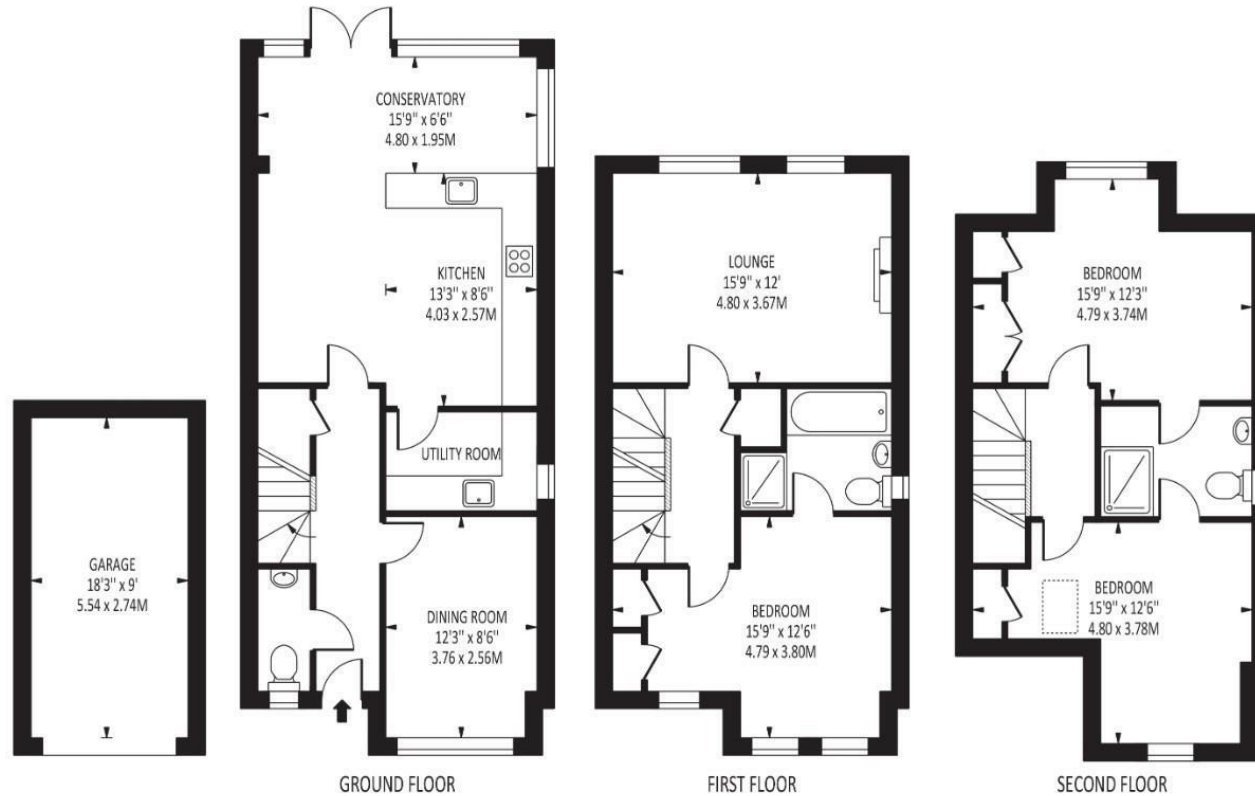


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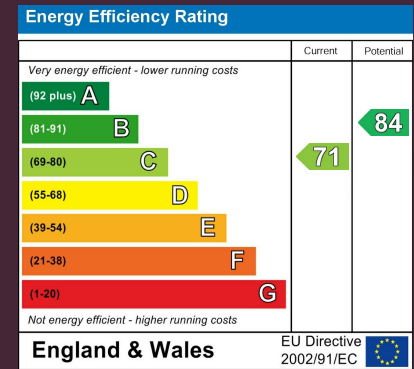


Water Mead

Total Area: 1654 SQ FT • 153.68 SQ M
(Including Garage)
Garage Area: 163 SQ FT • 15.18 SQ M



Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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