WILLIAMS HARLOW

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# Hazel Way

## Coulsdon, CR5 3PJ

## £264,950 - Leasehold

A charming ground floor apartment located on Hazel Way in the picturesque area of Chipstead, Coulsdon. This delightful property features a spacious reception room that benefits from a triple aspect, allowing natural light to flood the space, creating a warm and inviting atmosphere.

The apartment comprises one well-proportioned bedroom, perfect for relaxation, and a modern bathroom that meets contemporary standards. The fitted kitchen is designed with practicality in mind, offering a stylish space for culinary pursuits.

One of the standout features of this property is the private patio, providing an ideal spot for outdoor enjoyment, whether it be for morning coffee or evening relaxation. Additionally, the apartment comes with allocated parking, ensuring convenience for residents and guests alike.

With a long lease or virtual freehold, this property presents an excellent opportunity for both first-time buyers and investors. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

This apartment is not just a place to live; it is a lifestyle choice in a serene and sought-after location. Do not miss the chance to make this lovely apartment your own. Ready to view now with no onward chain.

## THE PROPERTY

This is a delightful opportunity for either the aspiring first time buyer or investor to purchase this ground floor apartment set within a private road location. The property is ideally situated a short hop to Chipstead mainline station with services to London on a regular basis. The property good sized entrance hall with storage, bright triple aspect lounge/dining room with double doors onto a patio, ideal for relaxation and entertainment. There is a well fitted kitchen and a double bedroom with fitted wardrobes. Other points of interest include double glazing, gas central heating and the all important allocated parking space plus visitors parking available on site.

## OUTSIDE AREA

The outside space will not disappoint. The maintenance company take care and delight within the maintenance of this complex. There are areas of lawn, attractive flower/shrub borders, all of which is taken care for you for ease. There is one allocated parking space.

## LOCAL AREA

This area forms a part of Chipstead which is approximately 1 1/2 miles from Banstead Village. The area would be described as semi-rural and is well served by excellent school catchments alongside local shops at Chipstead Station Parade which includes a newsagent, Vintners, hairdresser and coffee shop. Chipstead mainline train station provides services to London and other routes. Nearby there are local pubs, The Ramblers Rest and The White Hart serving good food and the area is surrounded by miles of open countryside which affords excellent walks and recreation.

## LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
405 Coulsdon South to West Croydon

## LOCAL SCHOOLS

Chipstead Valley Primary School – Ages 2-11
Woodcote Primary School - Ages 4-11
Woodcote High School - Ages 11-18
Woodmansterne Primary School – Ages 4-11
The Beacon School Secondary School – Ages 11-16

## WHY WILLIAMS HARLOW

## LEASE

Approximately 970 years remaining.

## SERVICE CHARGES

£1,800 per annum approximately including buildings insurance.

## GROUND RENT

Nil

## WHY YOU SHOULD VIEW

For those who have to commute to London on a regular basis, this property is ideally situated for Chipstead train station and local shops can be found Chipstead Station Parade. The area is served well by miles of open countryside ideal for evening walks and strolls especially the highly renowned Banstead woods. There is no onward chain and is ready to view now.

## ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

## COUNCIL TAX

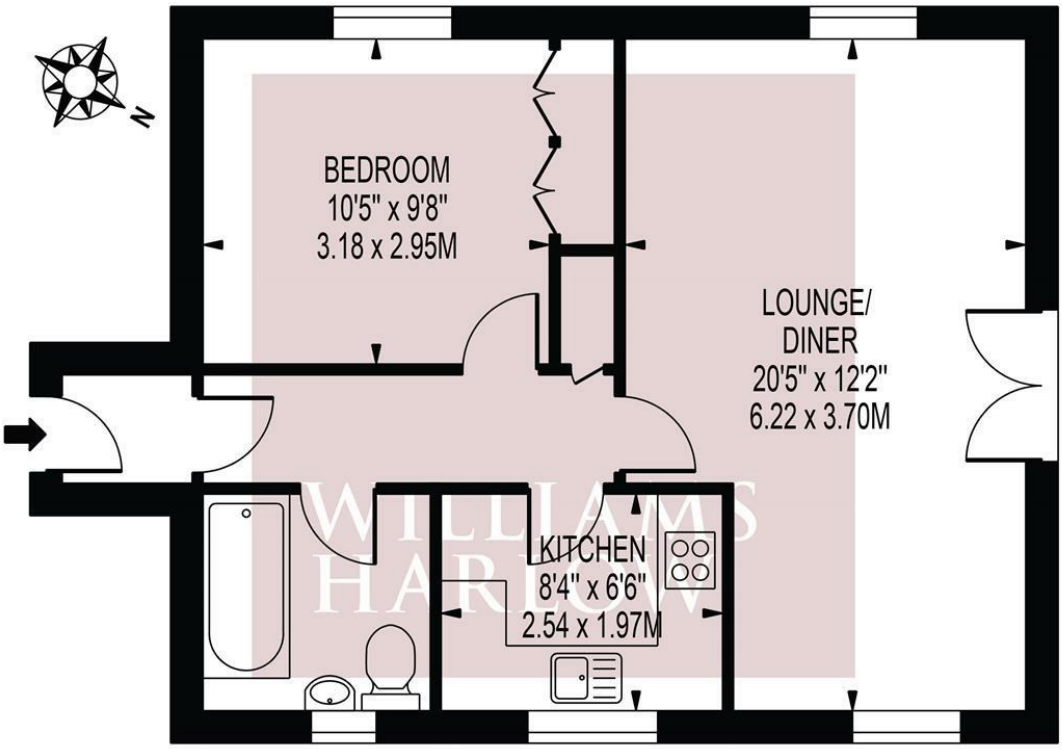
Reigate & Banstead BAND C £2,271.88 2026/27

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

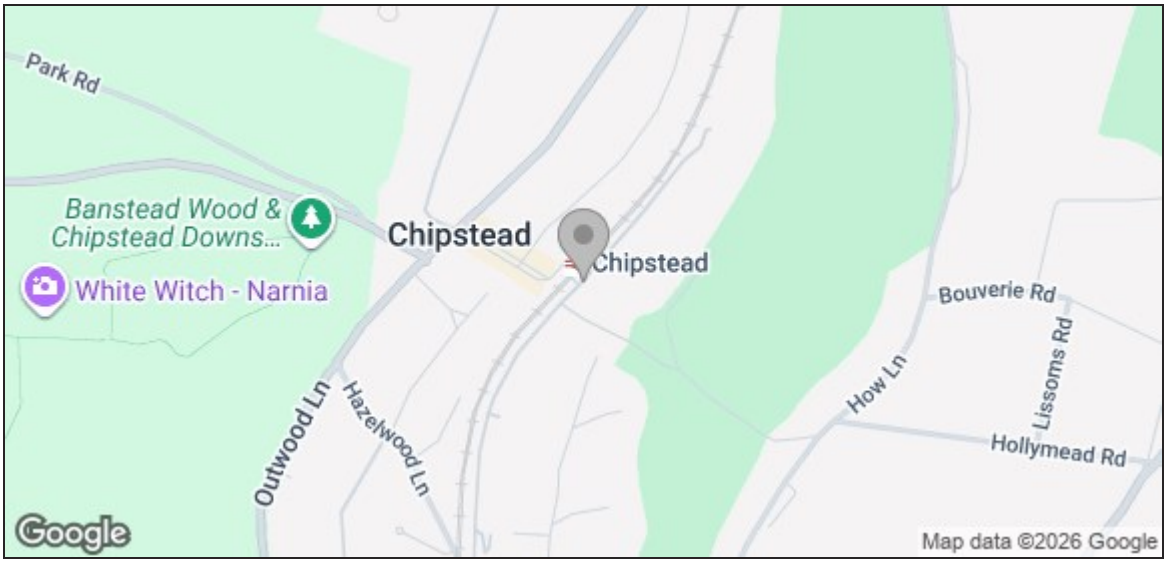
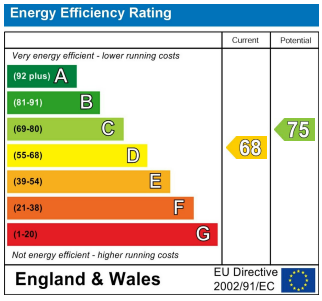
WILLIAMS HARLOW

# BIRCH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **521 SQ FT - 48.42 SQ M**




GROUND FLOOR

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 OR 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.