

## Dacre Close Coulsdon, Surrey CR5 3FF

A CHAIN FREE TWO DOUBLE BEDROOM, TWO BATHROOM first floor executive apartment set within beautiful grounds. The property feels modern but much of the original character has been retained. The property benefits from an EN-SUITE to the master bedroom, LOUNGE/DINER and fitted kitchen/breakfast area and main bathroom. There is a LARGE GARAGE, allocated parking along with visitors parking and communal grounds. All is within walking distance (0.2 miles) to CHIPSTEAD MAIN LINE STATION and shops at Chipstead parade newsagents / post office, butcher and sandwich bar. VIEWING HIGHLY RECOMMENDED. SOLE AGENTS

Asking Price £375,000 - Leasehold





## COMMUNAL FRONT DOOR

Hardwood front door under recessed canopy porch with intercom system and mail box. Giving access through to:

## COMMUNAL ENTRANCE HALL

Private staircase providing access to apartment 3. Lighting. Double glazed window to the front. Number 3 is located on the:

## FIRST FLOOR

This staircase and landing only gives access to Flat 3.

## PRIVATE FRONT DOOR

Giving access through to:

## ENTRANCE HALL

High ceilings. Loft access. Downlighters. Cloaks cupboard housing the fuse board. Radiator. Entry phone system.

## BEDROOM ONE

3.614 x 3.335 (11'10" x 10'11")

Double glazed window to the front with a pleasant view overlooking the front of the development. Walk in storage cupboard which houses the boiler and also been fitted with hanging rails and shelving. Thermostat control for the heating. Door giving access to the:

## EN-SUITE SHOWER

Walk in shower. Low level WC with concealed cistern. Wall mounted wash hand basin. Heated towel rail. Part tiled walls and tiled floor. Electrical shaver point. Downlighters. Extractor fan.

## BEDROOM TWO

3.538 x 3.071 (11'7" x 10'0")

Double glazed window to the rear with shutters and radiator.

## LOUNGE/DINER

5.270 x 4.822 maximum (17'3" x 15'9" maximum)

Double glazed window overlooking the front with a pleasant view and mature trees. 2 x radiators. Satellite TV connection point. Thermostatic control. Opening through to:

## KITCHEN

3.211 x 3.054 (10'6" x 10'0")

Granite work surface incorporating a five ring Siemens gas burner with extractor above. 1 1/2 stainless steel sink unit and cupboards below. Integrated Siemens dishwasher. Electric oven and microwave. Space for fridge freezer. Eye level cupboards. Radiator. Wood effect flooring. Downlighters. Double glazed window to the rear.

## BATHROOM

Fully enclosed walk in shower cubicle. White panel bath suite. Low level WC with concealed cistern. Storage cabinet incorporating wash hand basin and mirrored cabinet above. Heated towel rail. Part tiled walls. Tiled floor. Obscured double glazed window to the rear. Downlighters. Extractor.

## OUTSIDE

## FRONT

Large driveway to the front of the property with mature trees and shrub borders.

## GARAGE

6.269 x 2.950 (20'6" x 9'8")

Metal up and over door to the front.

## PARKING

There is one parking space in front of the garage. There is also visitors parking within the development.

## COMMUNAL GARDENS

There is a communal garden area with mature trees and flower/shrub borders. There is an area of lawn.

## LEASE

116 years approximately.

## MAINTENANCE CHARGES

2023 - £3,474 per annum

2024 - £2718 per annum

## GROUND RENT

£300 per annum approximately.

## COUNCIL TAX

Reigate & Banstead BAND D £2,235.36 2023/23

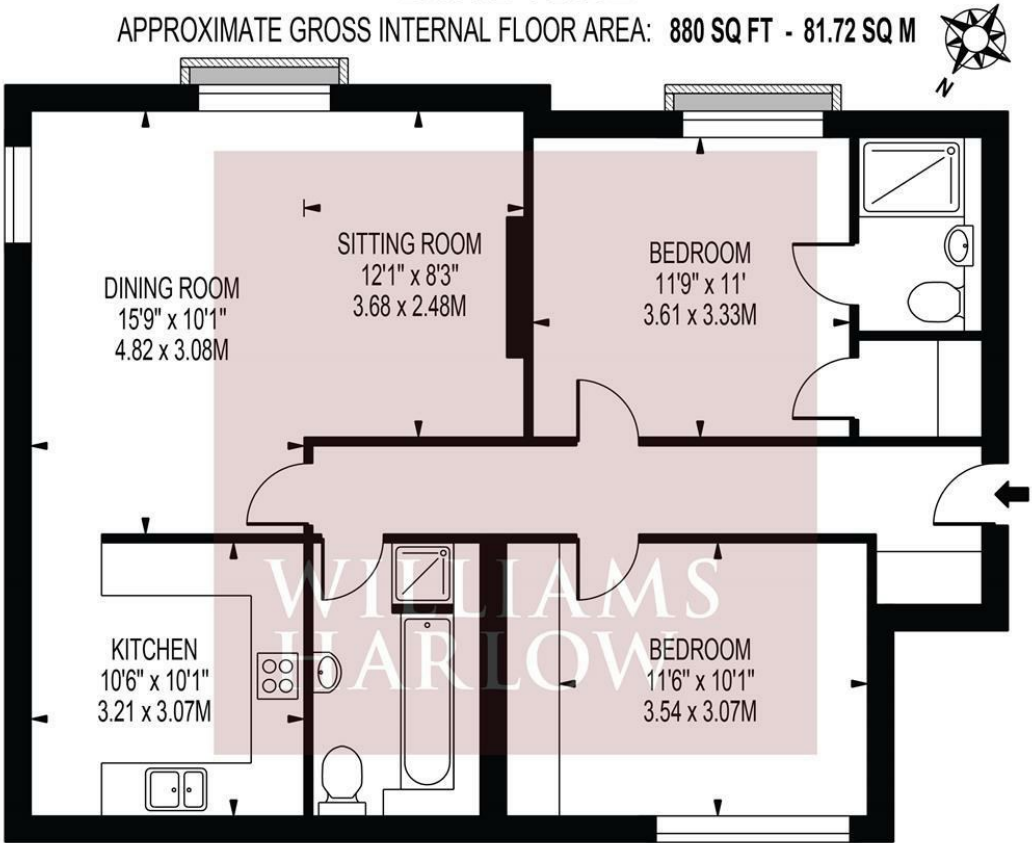


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WILLIAMS  
HARLOW

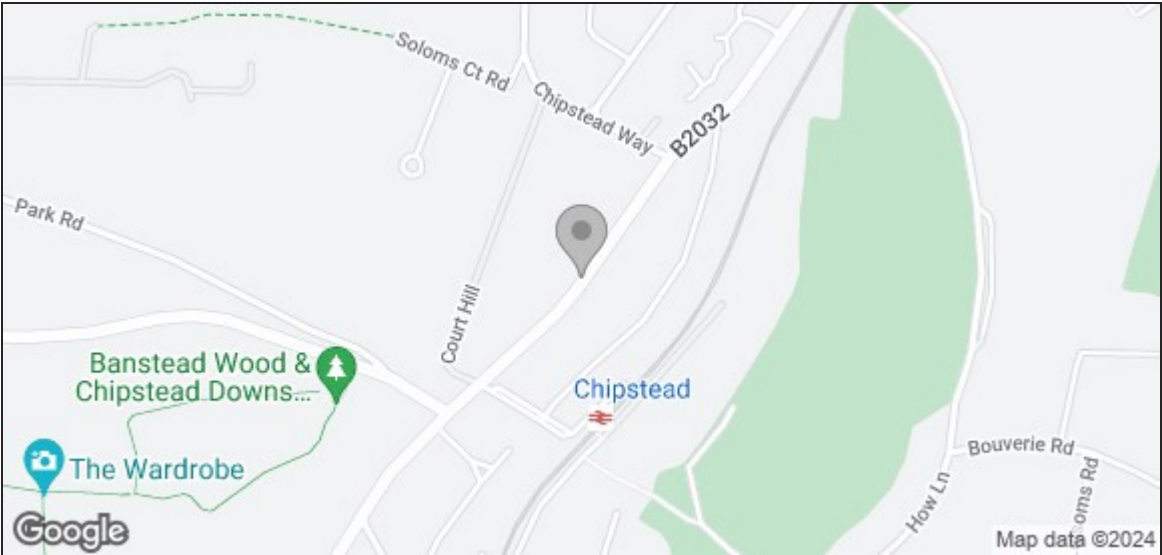
DACRE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 880 SQ FT - 81.72 SQ M



FIRST 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		