WILLIAMS HARLOW

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Hazel Way

Coulsdon, CR5 3PJ

2 2 1

Offers In Excess Of £325,000 - Leasehold

Welcome to this charming two-bedroom apartment located on Hazel Way in the picturesque area of Chipstead, Coulsdon. Spanning an impressive 767 square feet, this delightful residence offers a perfect blend of comfort and modern living.

As you enter, you are greeted by a spacious lounge that boasts a lovely Juliet balcony, allowing natural light to flood the room and providing a serene view of the surrounding area. This inviting space is ideal for both relaxation and entertaining guests. The apartment features two well-proportioned double bedrooms, with the main bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience.

In addition to the en-suite, there is a second bathroom, making it perfect for families or those who enjoy having guests. The layout of the apartment is thoughtfully designed to maximise space and functionality, catering to a variety of lifestyles.

For those with vehicles, the property includes two allocated parking spaces, a valuable asset in this desirable location. The long lease further enhances the appeal, providing peace of mind for potential buyers or renters.

Situated in the tranquil surroundings of Chipstead, this apartment offers a wonderful opportunity to enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely apartment your new home.

THE PROPERTY

The property is a good sized purpose built two double bedroom property with an en-suite to the main bedroom, spacious lounge/diner with a Juliet balcony with a dual aspect, fitted kitchen and main bathroom.

OUTSIDE

The well maintained communal grounds surround the property with flower/shrub borders, areas of lawn and numerous mature trees.

PARKING

Two allocated parking spaces and visitors parking available on site.

WHY YOU SHOULD VIEW

Close proximity to Chipstead train station, excellent local schools and amenities.
Long lease, no ground rent to pay.
Offering over 750 square feet of living space.
Offered to the market with no chain.

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

LEASE

999 Years from 1/7/1996

MAINTENANCE CHARGE

£1,856.00 per annum

GROUND RENT

NIL

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 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.

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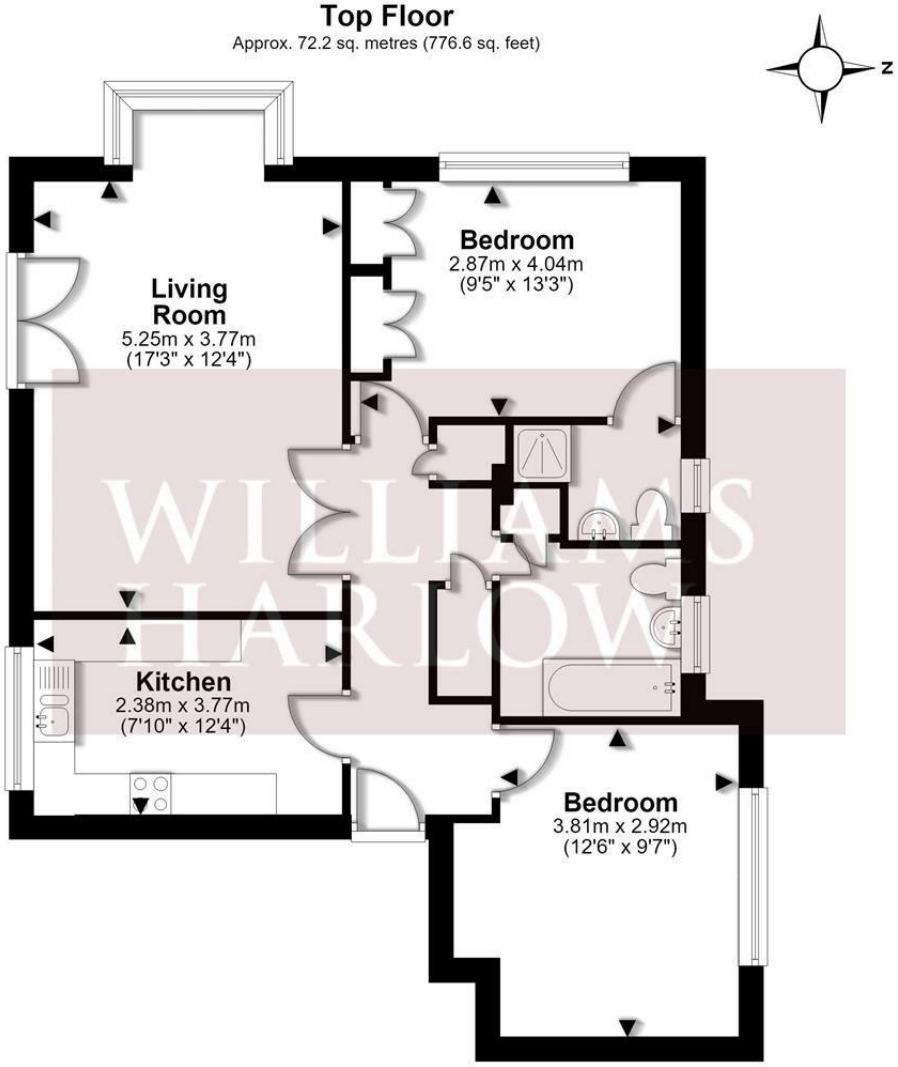
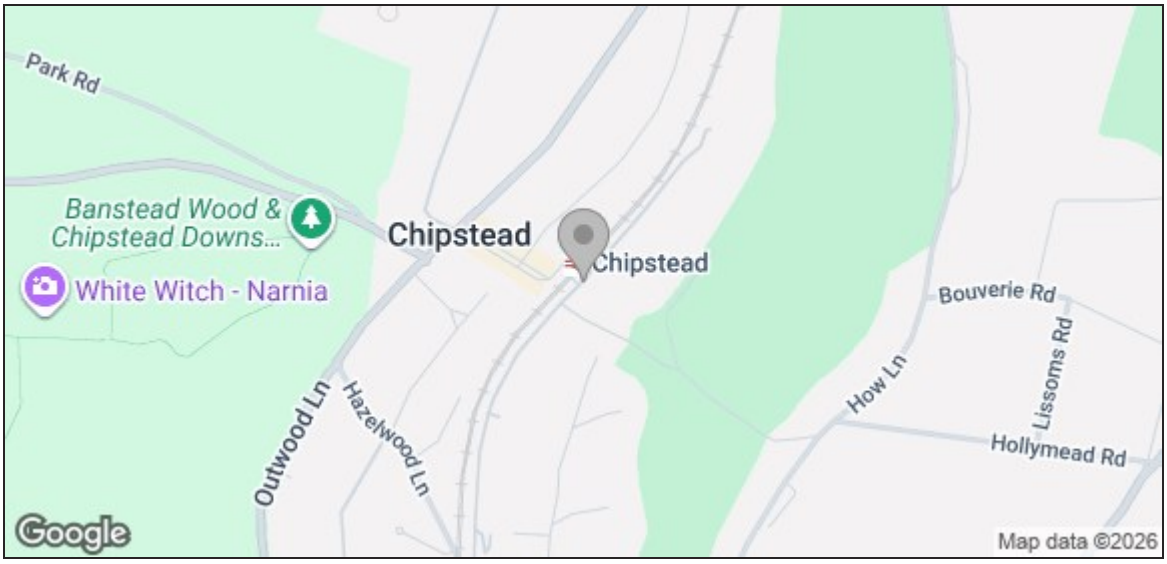
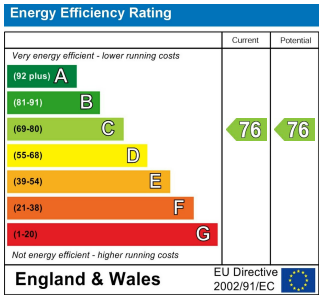
Top Floor

Approx. 72.2 sq. metres (776.6 sq. feet)



Total area: approx. 72.2 sq. metres (776.6 sq. feet)