

**WILLIAMS  
HARLOW**

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## 1b Station Approach Chipstead, Surrey CR5 3TD

WILLIAMS HARLOW ARE PRESENTING A TWO BEDROOM TOWNHOUSE TO THE MARKET. Located conveniently in Chipstead, this beautiful and unique property is key-turn ready for a professional couple or small family. Consisting of an open-plan kitchen-diner on the ground floor plus family bathroom, a galleried living room on the first floor and two double bedrooms with en-suite shower room to the master bedroom on the second floor. Benefits include double garage and private courtyard garden. Available immediately on an unfurnished basis.

£1,600 PCM



## FRONT DOOR

Glazed front door giving access through to the:

## ENTRANCE HALL

2.79m x 1.57m (9'2 x 5'2)

Stairs rising to the first floor with attractive balustrade and radiator.

## KITCHEN/LIVING AREA

6.60m x 3.28m (21'8 x 10'9)

The kitchen has been completely re-fitted by the present owners and comprises of all integral appliances. Roll edge work surfaces incorporating a sink drainer with mixer tap. Below the counter there are a comprehensive range of cupboards and drawers with fitted oven, microwave, under counter fridge, under counter freezer and under counter dishwasher. A range of eye level cupboards. Surface mounted four ring gas hob with chimney extractor above. To the front there is a full height windows. Downlighters. A mezzanine balustrade which opens onto the Living Room above. Radiator. Part tiled walls.

## INNER LOBBY

0.81m x 0.99m (2'8 x 3'3)

Downlighter. Access to large understairs storage cupboard housing the circuit breakers and meters.

## BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled floor. Wall mounted extractor. Radiator.

## FIRST FLOOR ACCOMMODATION

### GOOD SIZED LANDING

Stairs rising to the second floor. Wall light

### LIVING ROOM

5.13m x 4.70m (16'10 x 15'5)

This room could also be used as bedroom accommodation. Balustrade overlooking the kitchen/living area and windows beyond. 3 x windows to the rear. Radiator. Downlighters. Coving.

## SECOND FLOOR ACCOMMODATION

### LANDING

Radiator. Access to loft void.

### BEDROOM ONE

2 x built in storage cupboards. Radiator. Window to the rear. Wood effect flooring.

## EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Wall mounted electric shower. Pedestal wash hand basin. Low level WC. Radiator. Ceiling mounted extractor.

## BEDROOM TWO

3.66m x 3.28m (12'0 x 10'9)

Window to front. Radiator.

## OUTSIDE

### COURTYARD GARDEN

2.44m x 5.23m (8'0 x 17'2)

Principally paved. Here you can access the property's front door. The area offers a good degree of privacy.

### DOUBLE GARAGE

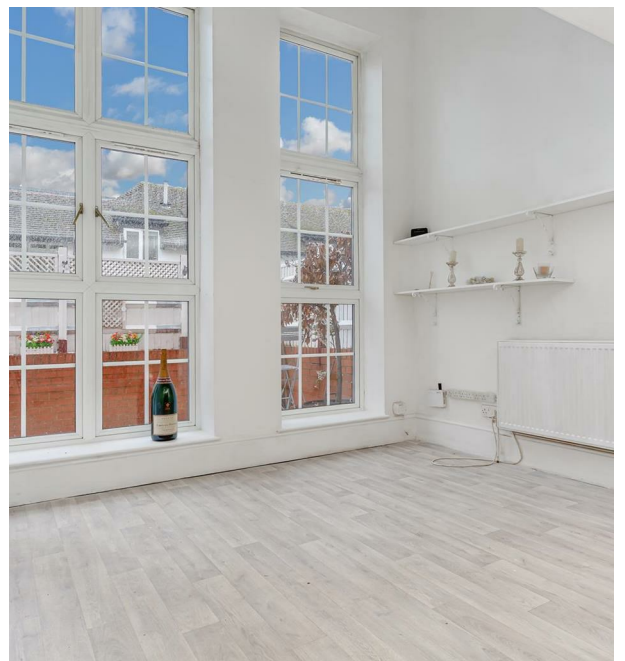
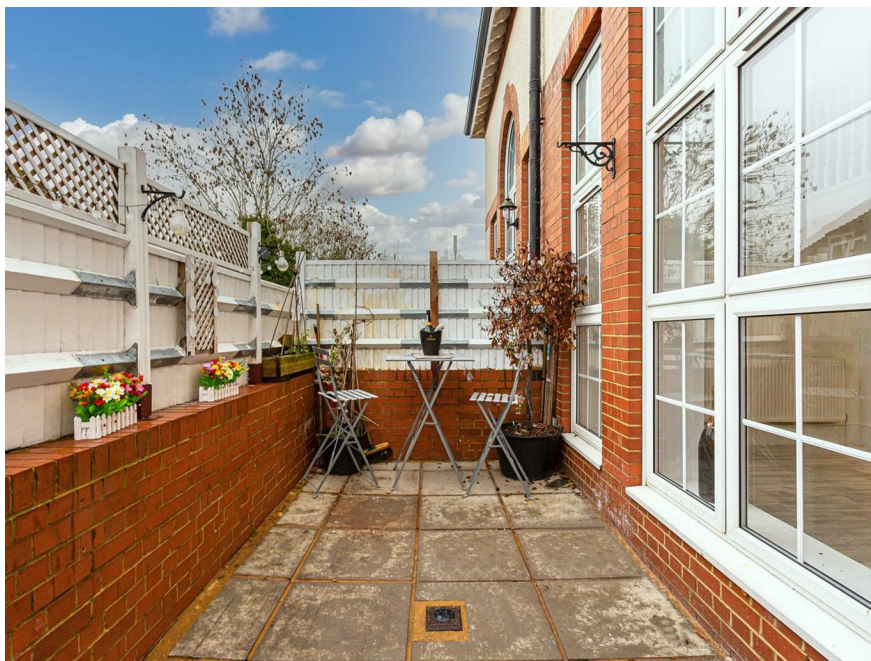
4.58 x 4.57 (15'0" x 14'11")

Electric remote controlled up and over garage door. There is power and lighting.

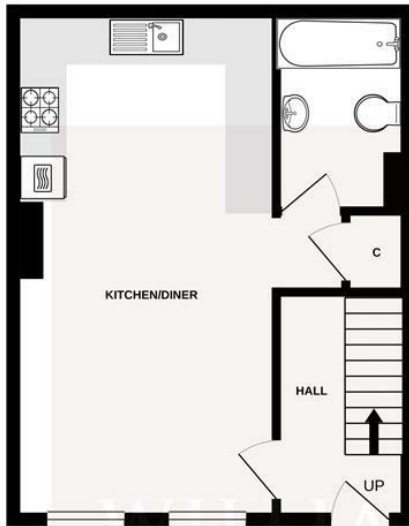
### COUNCIL TAX

Council Tax Band D (£2,072.11) 2021 / 22

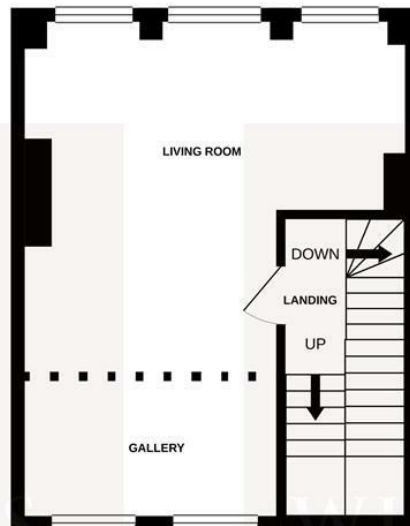




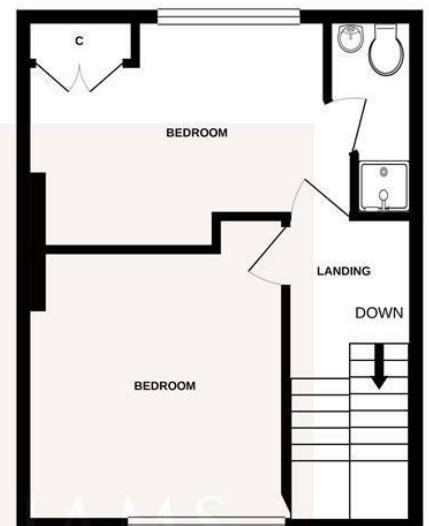
**GROUND FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.



**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**2ND FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.



## TOTAL APPROXIMATE FLOOR AREA 1064 SQ.FT. (98.8 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		