



Water Mead, Coulsdon, Surrey CR5 3NT
Asking Price £1,075,000 - Freehold

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WILLIAMS
HARLOW



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT a substantial detached FIVE BEDROOM home with 2 EN-SUITE bathrooms. There is an OPEN PLAN KITCHEN/FAMILY AREA, a large lounge that opens into a conservatory, separate utility room, double integral garage and ample off street parking. GARDENS TO THE REAR AND SIDE. The property is located in a cul-de-sac position within easy reach of local shops, excellent schools and mainline station. NO CHAIN. SOLE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		66	
(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	











FRONT DOOR

Hardwood front door with obscured glazing under a canopy porch giving access through to the:

ENTRANCE HALL

Downlighters. Coving. Wooden flooring. Radiator. Sweeping staircase leading to the first floor. Understairs storage cupboard.

LARGE OPEN PLAN KITCHEN/FAMILY AREA

KITCHEN AREA

Dual aspect. Marble work top incorporating a Frankie stainless steel sink and drainer. Inset four ring gas hob with extractor above. Integrated appliances including double electric oven, fridge freezer and dishwasher. A comprehensive range of eye level cupboards and cupboards/drawers below the work surface. Downlighters. Double glazed window overlooking the rear garden and French doors giving access to the rear garden and patio area. Radiator. Tiled flooring.

FAMILY AREA

Downlighters. Coving. Wall lights. Double glazed window overlooking the side garden. Double glazed French doors giving access to the garden. Radiator. Continuation of the tiled flooring.

LOUNGE

Accessed via double opening doors. Coving. Wall lights. 2 x radiators. Double glazed window to the front. Fireplace feature with wooden mantle and marble hearth. Wood effect flooring. Double opening doors leading through to the:

CONSERVATORY

Double glazed windows. Radiator. Tiled flooring. Double glazed French doors to the rear patio area.

DOWNSTAIRS WC

Low level WC. Pedestal wash hand basin. Radiator. Obscured double glazed window to the front. Downlighters. Wood effect flooring.

UTILITY AREA

Roll edge work surface incorporating a stainless steel sink. Range of cupboards for storage. Spaces for washing machine and tumble dryer. Part glazed UPVC door leading to the garden. Tiled floor. Door giving access to the double garage.

FIRST FLOOR ACCOMMODATION

LANDING

Loft hatch (covers a large footprint of the property and in effect could be converted to 2 bedrooms and en-suite facilities STPP). Airing cupboard housing the Megaflow water tank.

BEDROOM ONE

2 x double glazed windows to the side. Built in storage cupboard with some loft access. Eaves storage. Radiator. Wood effect flooring. Door leading through to the:

EN-SUITE SHOWER ROOM

Walk in shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Shaver point. Velux windows. Downlighters. Extractor.

BEDROOM TWO

Double glazed windows to the rear. Built in wardrobe. Coving. Radiator. Wooden flooring. Door leading through to the:

EN-SUITE SHOWER ROOM

Walk in shower cubicle. Low level WC. Pedestal wash hand basin. Shaver point. Radiator. Obscured glazed window to the side.

BEDROOM THREE

Double glazed window to the rear. Coving. Radiator.

BEDROOM FOUR

Double glazed window to the front. Coving. Wood effect flooring. Radiator.

BEDROOM FIVE

Double glazed window to the rear. Coving. Radiator.

FAMILY BATHROOM

Walk in shower cubicle. Bath. Low level WC. Pedestal wash hand basin. Shaver point. Radiator. Part tiled walls. Tiled floor. Downlighters. Extractor. Obscured double glazed window.

OUTSIDE

FRONT

There is a small area of lawn to the front and a driveway providing off street parking for two vehicles.

DOUBLE GARAGE

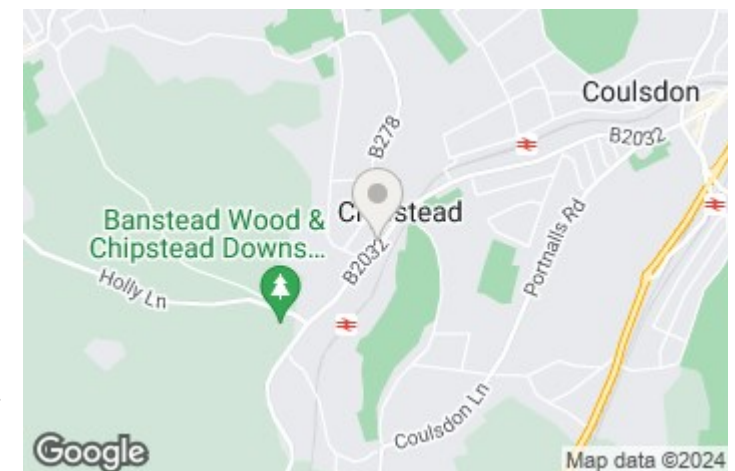
2 x electric doors to the front. Double glazed door to the rear garden. With power and lighting. Fuse board. Wall mounted gas central heating boiler.

REAR GARDEN

There is a patio area immediately to the rear accessed via kitchen/family area and conservatory. The remainder of the garden is mainly laid to the lawn. The property enjoys a side garden which wraps around the property. Outside power and outside tap. Side gate gives access to the front of the property.

COUNCIL TAX

Reigate & Banstead BAND G £3,725.60 2023/24



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.

WATER MEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2454 SQ FT - 228.03 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 330 SQ FT - 30.68 SQ M



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.

**WILLIAMS
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