

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

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Water Mead

Coulsdon, CR5 3NU

£1,750 PCM -



BUILDING

Purpose built building located on a quiet cul-de-sac close to Chipstead Train Station

ENTRANCE

Secure video entry-phone on the ground floor

FRONT DOOR

Double lock door

HALLWAY

Generous size with two storage cupboards and providing access to all rooms.....

RECEPTION ROOM

Spacious L-shaped room with carpets and double glazed windows and 3 different zone-able areas

KITCHEN

Large U-shaped kitchen with all modern appliances and plenty of storage units

BEDROOM ONE

Double size room with carpets and double-glazed windows

BEDROOM TWO

Double size room with carpets and double-glazed windows

BATHROOM

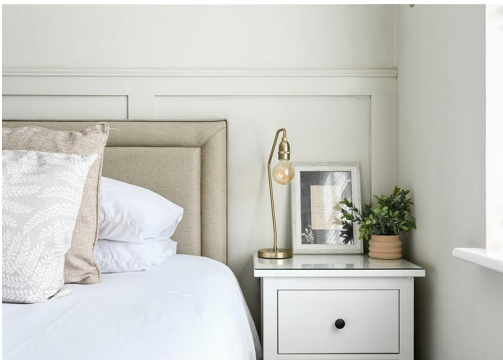
Good size with shower over bath, WC, Hand-basin and heated towel-rail.

OUTSIDE

One allocated car parking space directly outside the building

COUNCIL TAX

Council Tax Band D

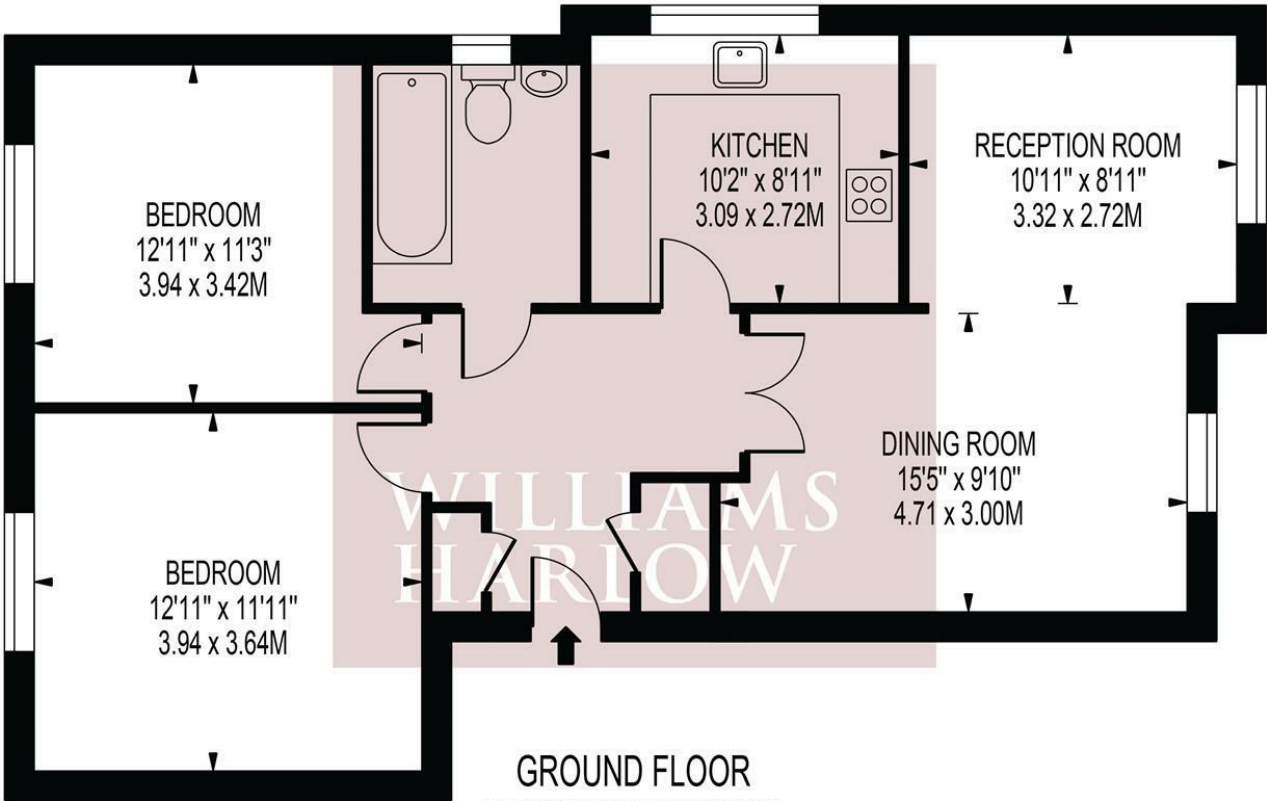


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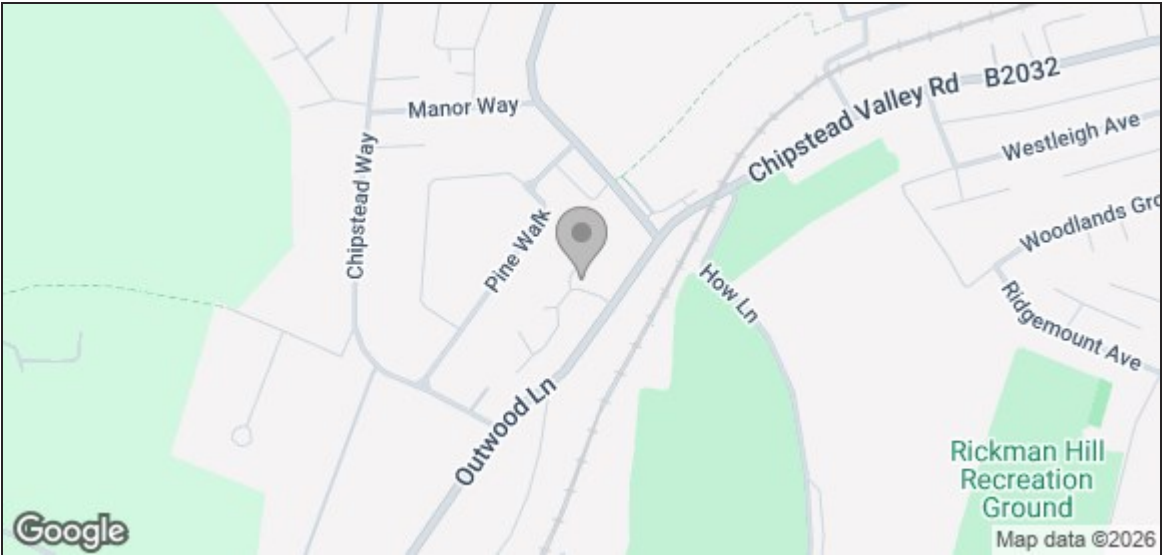
WATER MEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 788 SQ FT - 73.19 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.



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