

Water Mead, Chipstead, Surrey

Asking Price £600,000 - Freehold

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WILLIAMS HARLOW


















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CHAIN FREE SALE - vendors relocating abroad. This delightful house in Chipstead offers a perfect blend of comfort and convenience. Spanning an impressive 1,500 square feet, the property boasts deceptively spacious and versatile accommodation spread over three well-designed floors.

You will find an inviting reception room ideal for both relaxation and entertaining plus a modern kitchen dining area. The house features four generously sized bedrooms, providing ample space for family living or guests. With two high spec modern bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

The property is situated in a peaceful cul-de-sac, offering a tranquil environment while still being within easy reach of local amenities. The manageable gardens to the front and rear provide a lovely outdoor space for enjoying the fresh air or tending to your plants. Additionally, there is parking available for two vehicles and a private charge point for an electric vehicle, a valuable asset in this sought-after area.

Chipstead is well-known for its excellent local schools and convenient access to shops and train stations, making it an ideal location for families and commuters alike. With no onward chain, this property is ready for you to move in and make it your own. This is a wonderful opportunity to acquire a spacious family home in a desirable location. Don’t miss out on the chance to view this exceptional property.

THE PROPERTY

This pretty character modern home is located in a quiet cul-de-sac with other similar aged houses built originally by Linden Homes in the early 2000s. The entrance hall is wide and generous to one side there is a WC and to the other a good sized reception room, a versatile fourth bedroom, equally suited as a guest room, home office or snug. The kitchen is to the rear with a dining room which provides access to the rear garden. The first floor certainly doesn't disappoint with a good sized living room overlooking the rear garden and the master bedroom with an en-suite. To the second floor there are two further good sized bedrooms with a jack and jill shower room. It is worth noting that both of the bathrooms, the converted reception room and modern decor have all been features conducted by the current owners.

OUTDOOR SPACE

The private rear garden is designed for ease of maintenance with a patio to the rear and artificial lawn with gravel borders to all sides and good fencing.

KEY FEATURES

Chain Free - vendors relocating abroad.
Kitchen, dining room and living room.
Four bedrooms.
Master bedroom with en-suite.
Quiet cul-de-sac location.
Close to local amenities, train station and excellent local schools.

VENDOR THOUGHTS

We purchased this property through Williams Harlow in 2017. We have enjoyed the property considerably and have fully renovated with the intention of making it our long term family home. The space of the house and garden has suited us perfectly and is ideal for entertaining alongside the excellent local schools for our children. We now seek a new chapter in our lives overseas and we sincerely hope the new owners will enjoy the property as much as we have.

LOCAL AREA

Chipstead is superb if you haven't already visited and the area offers good local amenities at Chipstead Station Parade as well as Chipstead train station, Tesco Express is on the doorstep, excellent local schools including Chipstead Valley Primary School, traditional local pubs and is surrounded by miles of countryside. The towns of Coulsdon, Banstead Village and Purley all offer a thriving High Street with plenty of independent shops, restaurants, cafes, as well as national chains. The area is in a relaxed peaceful neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Chipstead Valley Primary School – Ages 2-11
Woodmansterne Primary School – Ages 4-11
Smitham Primary School - Ages 4-11
Woodcote Primary School - Ages 4-11
Keston Primary School - Ages 4-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18
Oasis Academy Coulsdon - Ages 11-18

LOCAL TRAINS

Woodmansterne to London Bridge - 42 minutes
Woodmansterne to Tattenham Corner - 16 minutes
Chipstead to London Bridge - 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

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

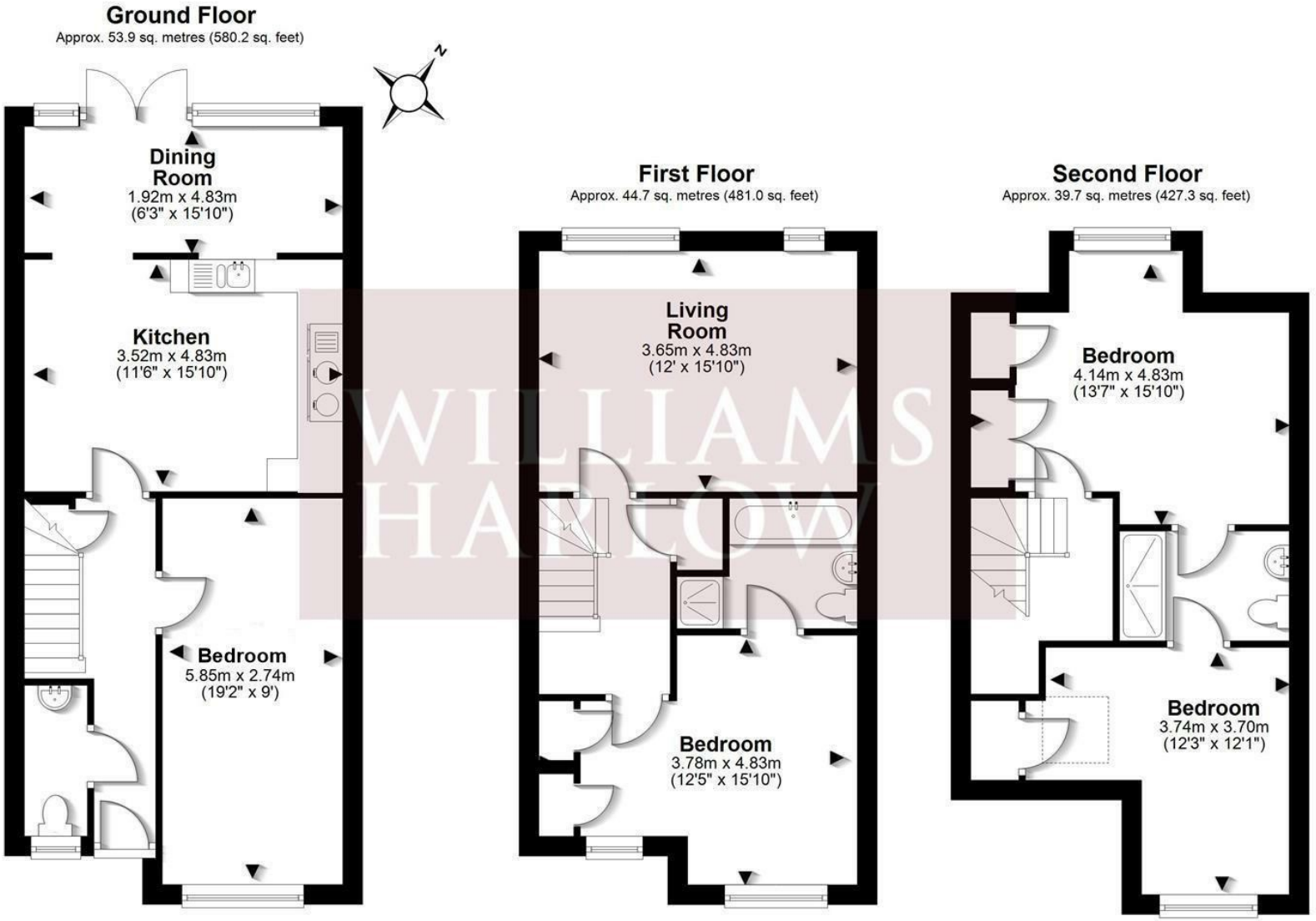
Reigate & Banstead BAND F £3,691.80 2026/27.

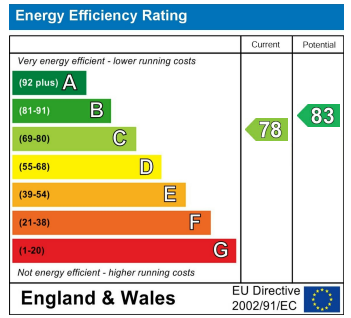


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Total area: approx.. 139.4 sq meters (1,500 sq.feet)