



Water Mead, Chipstead

The **PERSONAL** Agent

£1,075,000

Freehold

- 2785 square feet
- Detached
- Five double bedrooms
- Three bathrooms
- 26' living room
- 32' kitchen/dining/family
- Conservatory
- Private driveway to double garage
- Concrete floors to ground and first floor
- Wrap around garden



The Personal Agent are delighted to offer for sale this spacious 2785 sq ft detached property, built about 20 years ago and set in a cul-de-sac location. Offering the perfect family home, your early viewing is highly recommended.

Upon entering the house, you start in a well-proportioned hallway which in turn has access to a light and airy living room and to the impressive 32' kitchen/dining/family room which has doors leading out to a secluded south/west facing rear garden. There is also a guest cloakroom, utility room and a conservatory.

Upstairs there are five double bedrooms, two of which benefit from en-suite shower rooms. A main bathroom completes the accommodation. Outside there is a secluded wrap around garden with side access. To the front is driveway parking for two cars leading to an integral double garage.

The M23/M25 are easily reached, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within a short journey of several renowned schools such as Whitgift, Epsom College, City of London Freemans, Caterham School and The

Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

Chipstead Parade and station are within walking distance of the property. There are local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom offer more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its pond, pub-restaurants, golf club and many sports and village clubs, all encompassed by acres of open countryside.





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Total Area: 2785 SQ FT • 258.71 SQ M
(Including Garage)
Garage Area: 330 SQ FT • 30.68 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

Disclaimer: 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 of 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.

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