



Water Mead, Chipstead

The **PERSONAL** Agent



# Offers In Excess Of £575,000 Freehold

- 1654 sq ft property
- Three/four bedrooms
- Open plan kitchen/dining
- Separate dining room/4th bedroom
- Utility room
- Cloakroom
- Sitting room
- En-suite shower room
- Detached garage and parking
- No onward chain

A good-sized, 1654 sq ft three/four bedroom townhouse situated close to the station and shops at Chipstead. The property benefits from a kitchen/dining/conservatory about 20' x 16', 15'9 x 12' sitting room, a detached single garage and is being offered for sale with no onward chain.

To the ground floor, the property consists of an entrance hall, cloakroom, open-plan kitchen/dining/conservatory room with French doors out to rear garden; and a separate dining room/fourth bedroom. On the first floor the primary bedroom with en-suite bathroom and sitting room. On the second floor are two double



bedrooms with a Jack and Jill bathroom adjoining. Outside there is a detached garage and off road parking. Garden with southerly aspect.

The M23/M25 are easily reached, giving access to 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 (services to London Bridge via East Croydon) 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.









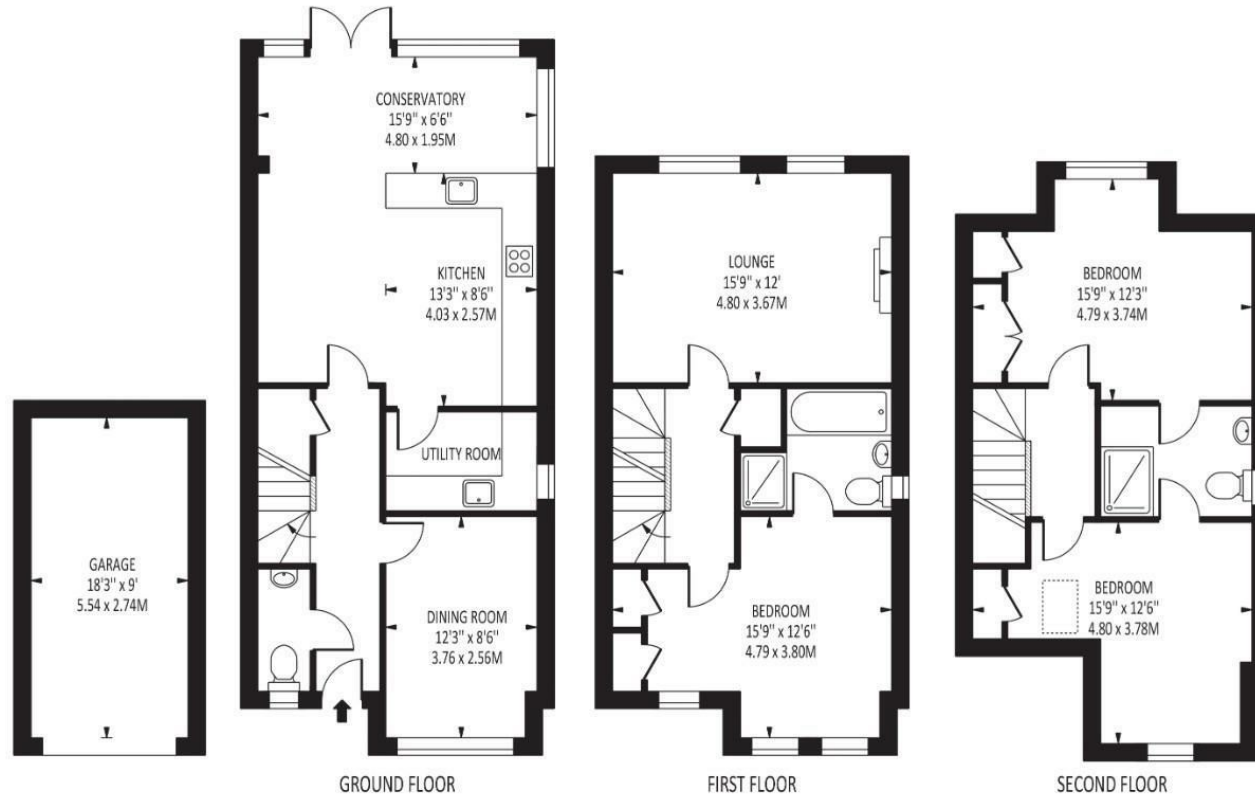


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## Water Mead

Total Area: 1654 SQ FT • 153.68 SQ M  
(Including Garage)  
Garage Area: 163 SQ FT • 15.18 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



