



Water Mead, Chipstead

The **PERSONAL** Agent



# Offers In Excess Of £1,000,000 Freehold

- 2709 sq ft property
- Detached house
- Four/Five bedrooms
- Sitting Room room ( 22'4 x 14'7 )
- Kitchen/dining room ( 26'5 x 22'4 )
- Conservatory ( 25' x 7'9 )
- Four bathrooms
- Double garage converted into bedroom suite
- South facing rear garden
- Parking for several cars

A very spacious 2709 sq ft four/five bedroom detached property situated to the rear of a cul-de-sac location. The property benefits from a 26'5 x 22'4 kitchen/dining room and a 22'4 x 14'7 reception room, plus a conservatory 22'4 x 14'7. Other features include a detached double garage converted into bedroom five and en-suite shower room. Wide southwest-facing garden.

The property consists of an entrance hallway, guest cloakroom, kitchen/dining room ( 26'5 x 22'4 ), sitting room ( 22'4 x 14'7 ) and conservatory ( 25' x 7'9 ). On the first floor there are four double bedrooms, two with en-suite

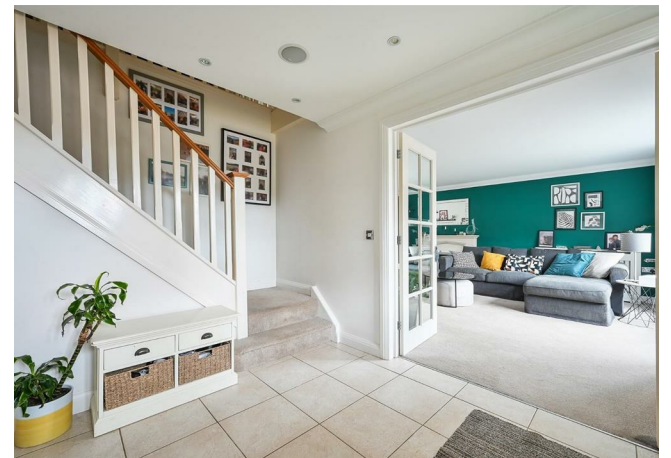


shower rooms, and a main bathroom. Outside there is a detached garage which has been converted to bedroom five with en-suite shower room. Additional storage ( 9'2 x 8'6 ). Driveway for ample parking. Good-sized secluded garden with south-westerly aspect.

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, St Bede's, 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 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.



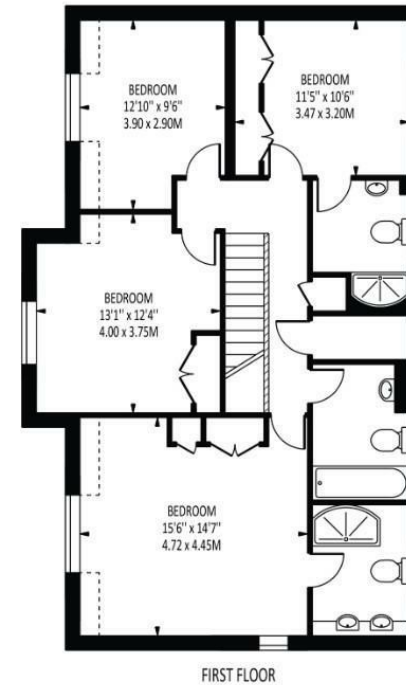
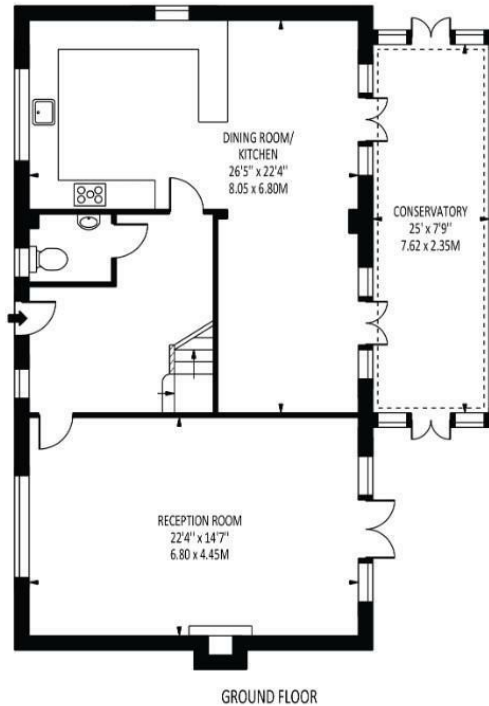
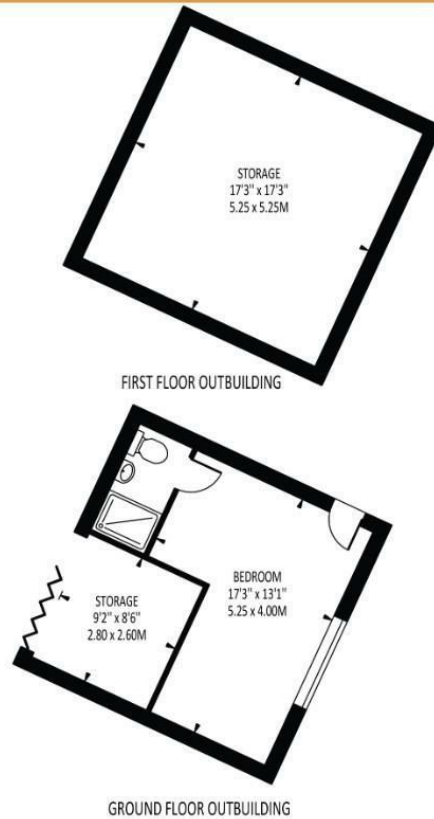




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## Water Mead

Total Area: 2709 SQ FT • 251.71 SQ M  
(Including Restricted Height Area & Outbuilding)  
Restricted Height Area : 27 SQ FT • 2.48 SQ M  
Outbuilding Area : 593 SQ FT • 55.12 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**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.



