



Hogscross Lane, Coulsdon

The **PERSONAL** Agent

Guide Price £975,000

Freehold

- 1406 sq ft property
- Three / Four bedroom detached home
- Open plan Sitting/Dining/Kitchen
- Three first floor bedrooms
- Reception/Bedroom Four with ensuite shower room
- Gardens to All Sides with Terrace and Summer House
- Private Position within the Grounds of a Historic Manor House
- Automated Double Entry Gates
- Garage
- No onward chain

The Personal Agent are delighted to offer for sale this 1406 sq ft three / four bedroom detached property situated in a gated development on the southern edge of Chipstead Village with far reaching views.

The property benefits from an open-plan sitting/dining and contemporary fitted kitchen, bi-fold doors to a large southerly facing terrace with super views, and is offered for sale with no onward chain.

The property enjoys exceptional tranquillity whilst being within easy reach of all the needs of



modern lifestyle. Fast rail services to London are available at Coulsdon South and Chipstead Stations and within a few minutes' drive the M23/M25 intersection gives easy access to Heathrow and Gatwick airports and the coastal ports.

The main living area is an open-plan sitting/dining room with bi-fold doors opening to the large terrace across the rear. The kitchen is contemporary in style with Quartz work surfaces and integrated appliances. There is a useful ground floor bedroom with ensuite shower room with the further three bedrooms and bathroom on the first floor.

The gardens envelop the house and include the southerly facing terrace with superb views and a spacious summer house with power.

Reigate and Banstead Village are just a short drive away and offer a choice of schooling, excellent shopping and many cafés, restaurants and food stores. Chipstead Village retains a quintessential rural village ambiance with its village pond, local gastro-pubs, golf and other sports clubs, annual flower show, local theatre and village preservation society. The area has an abundance of open countryside for riding, walks and cycling.

Tenure - Freehold
Council tax band - F



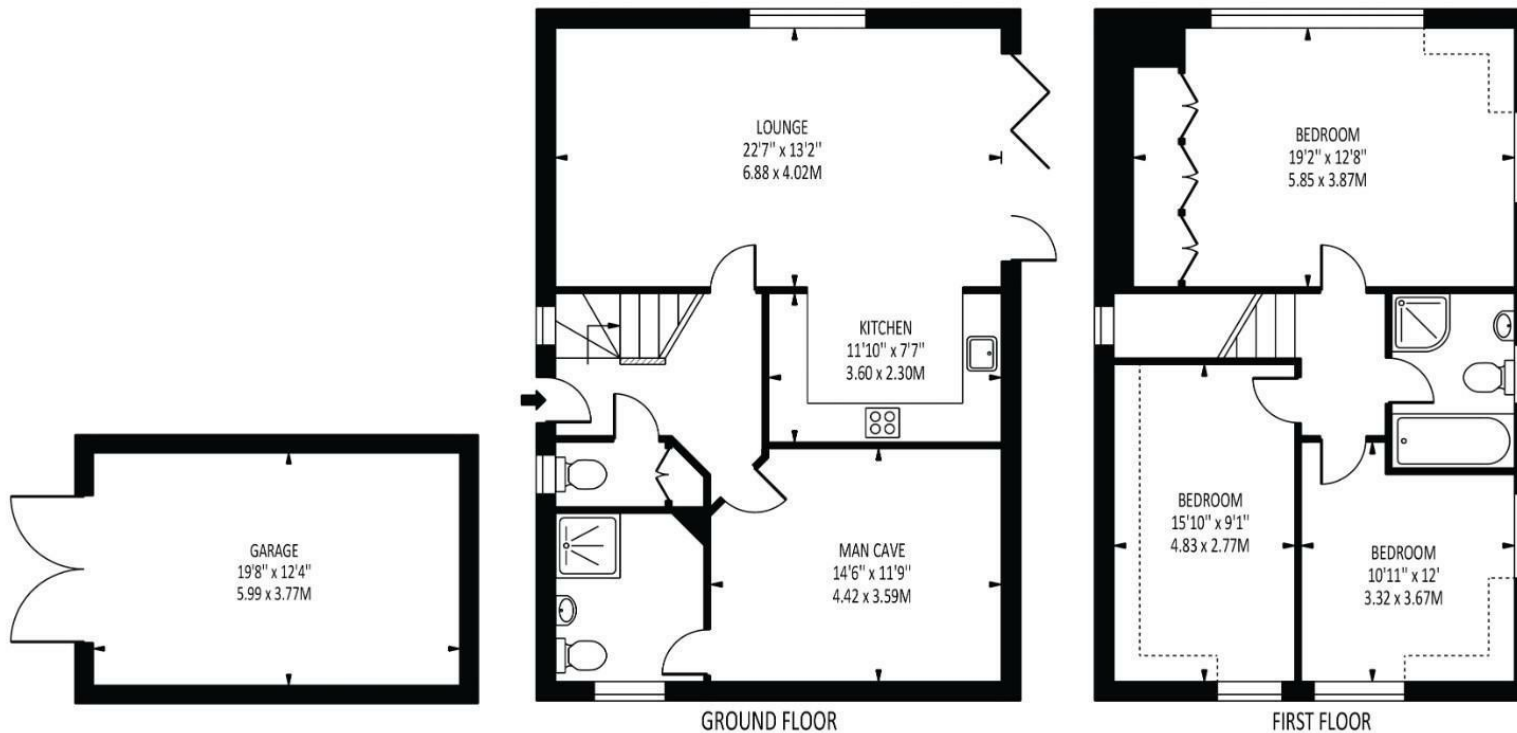


The **PERSONAL** Agent



Hogscross Lane

Total Area: 1649 SQ FT • 153.20 SQ M
(Including Garage)
Garage Area : 243 SQ FT • 22.58 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(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.

