



barnard marcus

**Water Mead, Chipstead, Coulsdon CR5 3NU**



**welcome to**

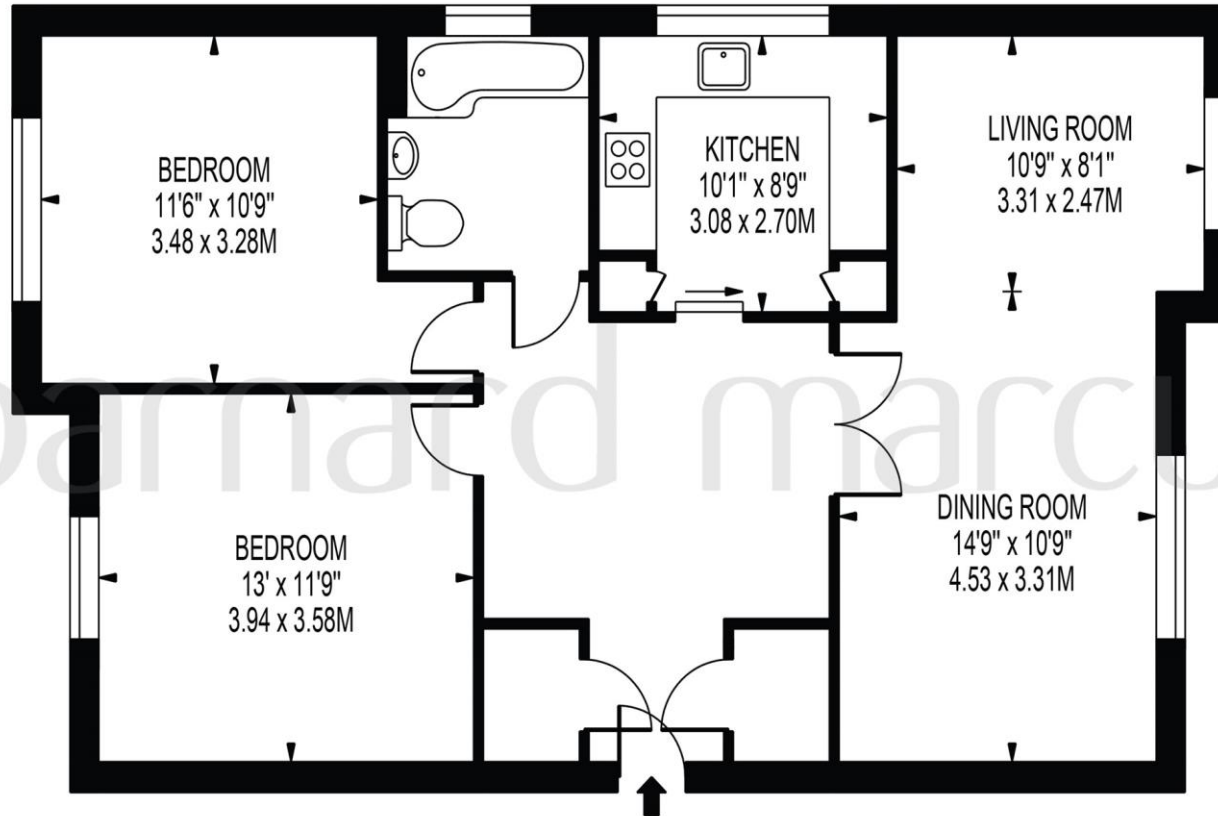
**Water Mead, Chipstead, Coulsdon**

Barnard Marcus are delighted to present this brilliant two bedroom property to the market, in the ever sought-after area of Chipstead with fast links into London via Chipstead Station, which is accessible in a few minutes walk, as well as Coulsdon South, approximately a 25 minute walk away



# WATERMEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 876 SQ FT - 81.39 SQ M



FIRST FLOOR

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 OR 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.

As you enter the property you are welcomed by a spacious hallway with the reception room on your right, this room hosts a great amount of space and light with room for both lounge and dining area. Leading on back through the hallway and into the kitchen there is a great amount of storage and room integrated appliances. Furthermore, there are two generously sized double bedrooms.

Additional benefits include an allocated parking space as well as visitors space, bus links to multiple stations, free on-street parking, quick access into London, a lovely communal garden, outstanding primary schools close by and much more.

welcome to

## Water Mead, Chipstead, Coulsdon

- Two Double Bedrooms
- Allocated Parking Space
- Quiet Location of Chipstead
- Well presented & Modern throughout
- Communal Garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109288](https://www.barnardmarcus.co.uk/Property/EPS109288)



Property Ref:  
EPS109288 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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