



3 Water Mead, Chipstead - CR5 3NT  
£625,000



## 3 Water Mead

Chipstead, Coulsdon

Tucked away in a quiet cul-de-sac just moments from Chipstead Station, this stylish four bedroom, three en-suite semi-detached family home offers spacious, modern living across three floors. With an open-plan kitchen/dining room, three en-suites, a private garden and garage with EV charging point, it's perfectly suited for family life. Close to local shops, green spaces and excellent transport links, this is village living with convenience on your doorstep.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached Family Home
- 4 Generous Bedrooms
- 3 En-Suites
- Beautiful Open Plan Kitchen/Dining/Family Room
- Downstairs WC
- Enclosed Rear Garden
- Garage and Residents Parking
- Small Cul-De-Sac Location
- Within a short walk of Chipstead Station
- 3 Floors of Fabulous Accommodation



**Living Room**

**Conservatory**

**Kitchen**

**Entrance Hall**

**Bedrooms**

**Bathrooms**



# Water Mead, Chipstead, Coulsdon, CR5

Approximate Area = 1441 sq ft / 133.8 sq m

Limited Use Area = 185 sq ft / 17.1 sq m

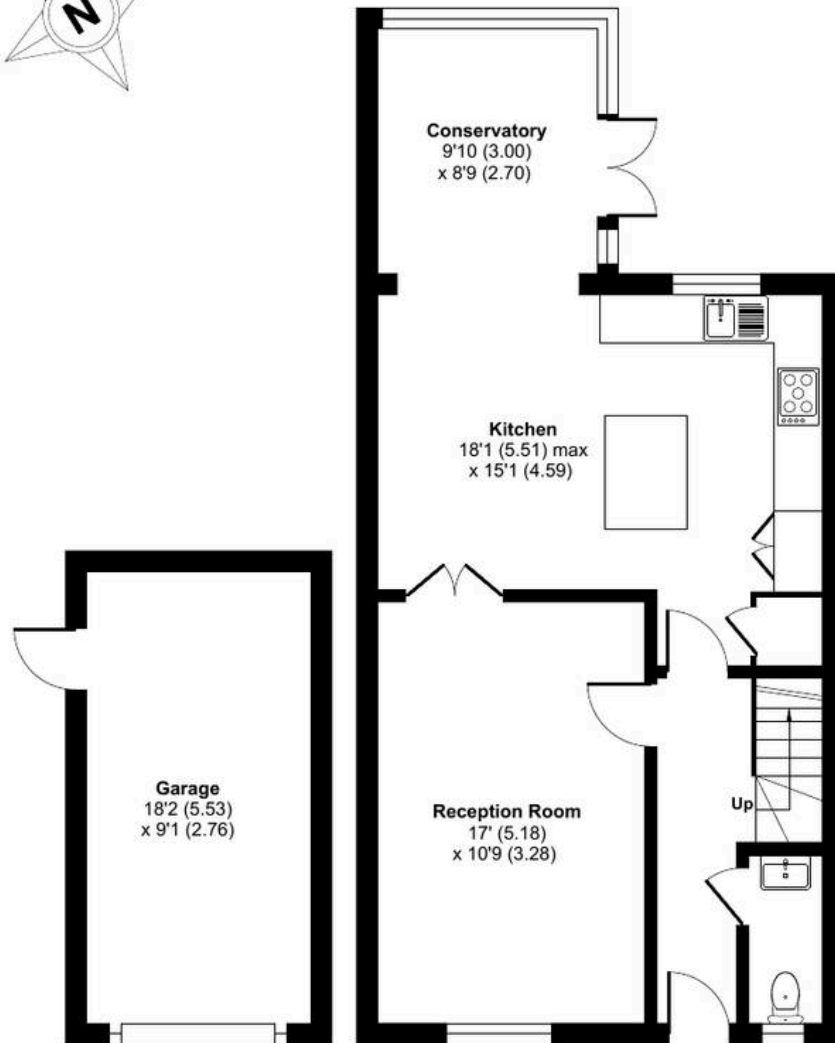
Garage = 164 sq ft / 15.2 sq m

Total = 1790 sq ft / 166.1 sq m

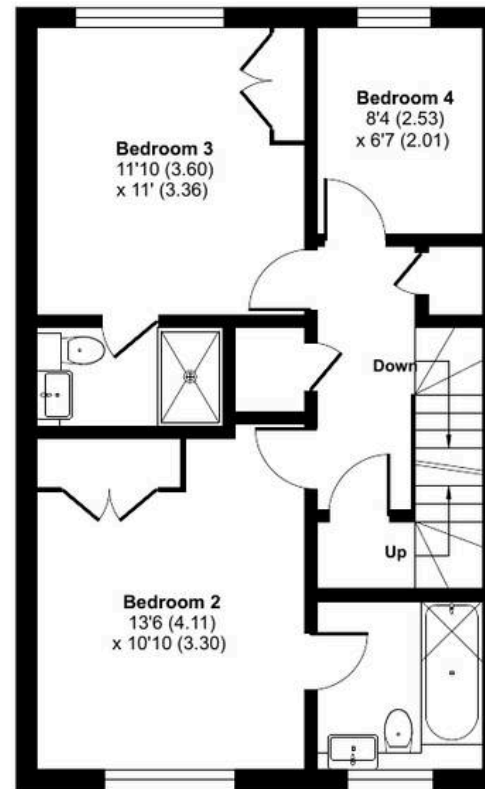
For identification only - Not to scale



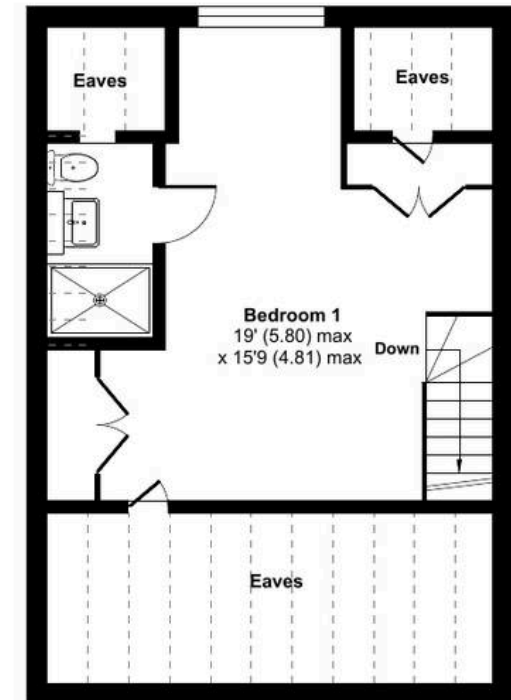
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





## Park & Bailey Coulsdon

150 Brighton Road, Coulsdon - CR5 2YY

020 8763 8060 • [coulsdon@parkandbailey.co.uk](mailto:coulsdon@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)