



Hazel Way, Coulsdon, Surrey  
Asking Price £275,000 - Leasehold



**WILLIAMS  
HARLOW**









Our Family  
♥ Mummy ♥ Daddy ♥ Sadie



Located in a popular development on Hazel Way, Chipstead, this delightful one double bedroom apartment with an additional study room is a perfect blend of comfort and convenience. Situated on the first floor of a highly sought-after development, the property is ideally located within easy reach of Chipstead mainline station and local shops, making it an excellent choice for commuters and those who enjoy the vibrancy of community life.

The apartment boasts an impressive original 999 year lease, offering a sense of security and permanence. Inside, the property is presented in excellent decorative condition, showcasing a modern re-fitted kitchen that is both stylish and functional. The lounge features a charming Juliet balcony, providing lovely views and an abundance of natural light, creating a warm and inviting atmosphere.

In addition to the spacious bedroom, the extra study room offers versatility, perfect for those who work from home or require additional space for hobbies. The property also includes an allocated parking space, along with ample visitor parking, ensuring convenience for both residents and guests.

This apartment is a true gem, and an internal viewing is highly recommended to fully appreciate the quality and appeal of this lovely home. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations.

## THE PROPERTY

The property is a purpose built one double bedroom property with additional study room, re-fitted kitchen, bathroom and a spacious lounge/diner with a Juliet balcony with a great outlook. There is also a storage cupboard outside the apartment door that belongs to the property.

## OUTSIDE

The well maintained communal grounds surround the property with flower/shrub borders, areas of lawn and numerous mature trees.

## PARKING

One allocated parking space, visible from the property. Visitors parking available on site.

## WHY YOU SHOULD VIEW

Modern apartment.

Long lease.

Close proximity to Chipstead train station, excellent local schools and amenities.

Juliet balcony with fine views.

One double bedroom and additional study room.

## LOCAL AREA

This area forms a part of Chipstead which is approximately 1 1/2 miles from Banstead Village. The area would be described as semi-rural and is well served by excellent school catchments alongside local shops at Chipstead Station Parade which includes a newsagent, Vintners, hairdresser and coffee shop. Chipstead mainline train station also services to London and other routes. Nearby there are local pubs, The Ramblers Rest and The White Hart serving good food and the area is surrounded by miles of open countryside which affords excellent walks and recreation.

## LOCAL SCHOOLS

Chipstead Valley Primary School – Ages 2-11

Woodcote Primary School - Ages 4-11

Woodcote High School - Ages 11-18

Woodmansterne Primary School – Ages 4-11

The Beacon School Secondary School – Ages 11-16

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill,

Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower

Kingswood, Reigate

405 Coulsdon South to West Croydon

## LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes

Coulsdon South to London Victoria – 30 minutes

Coulsdon South to Horsham – 45 minutes

## LEASE

999 Years from 1/7/1996

## GROUND RENT

Nil

## MAINTENANCE CHARGE

£1800 per annum including Buildings Insurance

## COUNCIL TAX

Reigate & Banstead BAND C £2,271.88 2026/27



Banstead Office

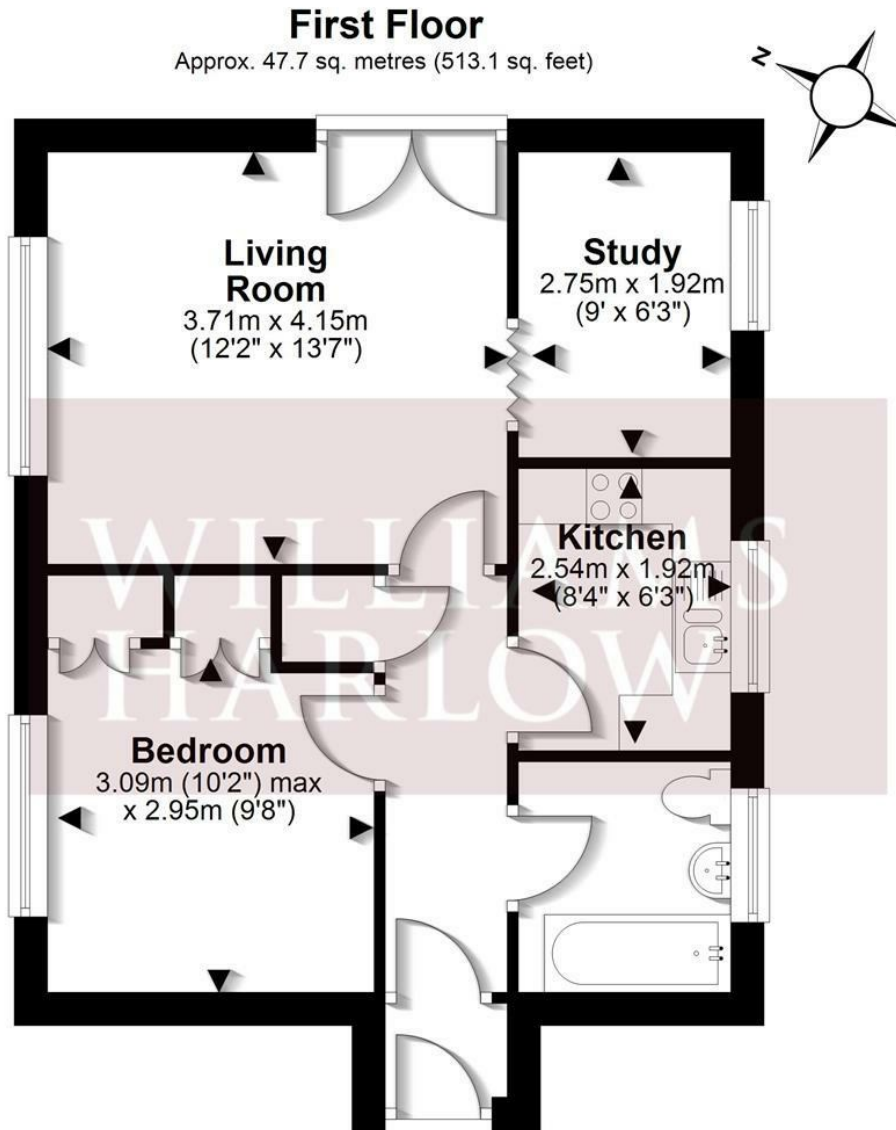
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total area: approx. 47.7 sq. metres (513.1 sq. feet)

