



TEPESTEDE COURT, HAZEL WAY, CHIPSTEAD, SURREY, CR5

OIEO **£350,000**

LEASEHOLD

Winkworth



TEPESTEDE COURT

HAZEL WAY, CHIPSTEAD, SURREY, CR5

**A RECENTLY
REFURBISHED AND
WELL-PRESENTED TWO
BEDROOM APARTMENT
LOCATED IN A
DESIRABLE PRIVATE
ROAD.**

Hazel Way is a quiet location off Hazelwood Lane, located just moments away from Chipstead Station which offers excellent services to London. The area is surrounded by some of Surrey's finest open green belt countryside, with acres of woodland, local country pubs as well as Kingswood, Chipstead and Surrey Downs Golf Courses.



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AT A GLANCE...

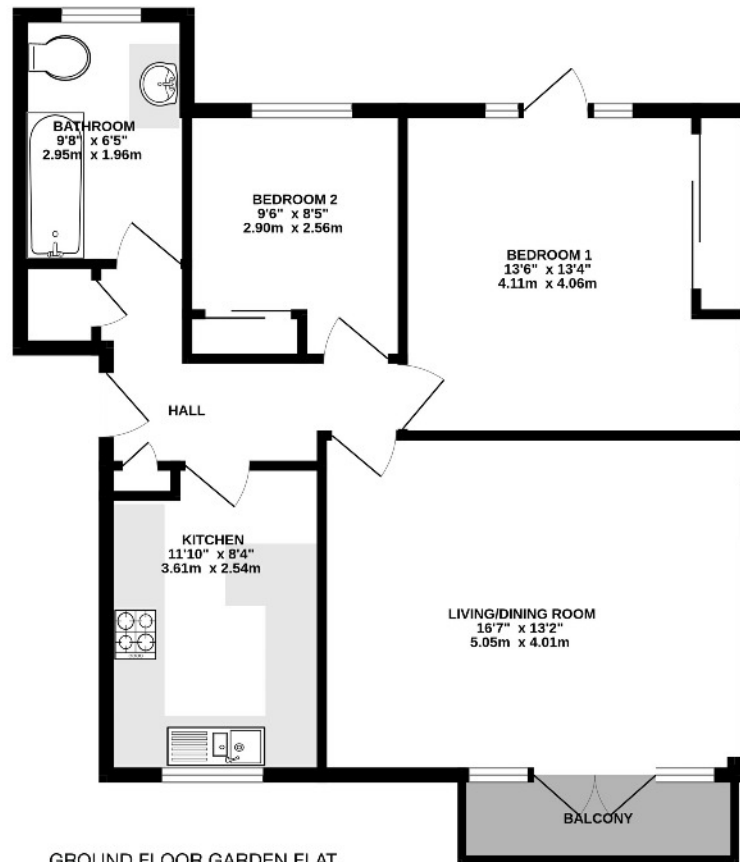
- Communal Entrance Hall
- Telephone Entry System
- Hallway
- Lounge/Dining Room - 16'7" x 13'2" (5.05m x 4.01m)
- Kitchen - 11'10" x 8'4" (3.61m x 2.54m)
- Bedroom 1 - 13'6" x 13'4" (4.11m x 4.06m)
- Bedroom 2 - 9'6" x 8'5" (2.90m x 2.56m)
- Bathroom - 9'8" x 6'5" (2.95m x 1.96m)
- Car Port & Visitor Parking
- Private Garden Area & Communal Gardens

THE PROPERTY

The accommodation comprises; communal entrance hall with security entry phone system, private front door, entrance hall leading to a double aspect living/dining room with french doors leading to your own balcony, a recently fitted kitchen with a selection of integrated appliances, two double bedrooms both with fitted wardrobes, with the principal bedroom also benefiting from a door to the private garden area, and a modern bathroom. Externally there are also attractive communal gardens and there is an allocated parking space in a car port as well as space for visitors. Other features of the property include double glazing and new carpets throughout, and gas central heating.

Local shops are conveniently located at Chipstead Station Parade, and more comprehensive





GROUND FLOOR GARDEN FLAT

Hazel Way, Chipstead

INTERNAL FLOOR AREA (APPROX.) 715 sq ft/ 66.4 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)		70	77
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC	

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