



WATER MEAD, CHIPSTEAD, SURREY, CR5

£695,000

FREEHOLD

Winkworth





WATER MEAD
CHIPSTEAD, SURREY, CR5

**SET IN A POPULAR CUL-DE-SAC
LOCATION, OCCUPYING A GENEROUS
CORNER PLOT, THIS FOUR BEDROOM
HOUSE OFFERS FLEXIBLE
ACCOMMODATION ARRANGED OVER
THREE FLOORS.**

This bright and spacious property is ideally located in a residential development just a short walk from the local shops at Chipstead Parade and the Mainline station that provides a commuter service to London Victoria and London Bridge. More comprehensive shopping and amenities are within easy reach in Banstead Village and Coulsdon Town Centre. The house is also within the catchment area for Chipstead Valley Primary School, as well as the well-regarded St Anne's Catholic Primary School which is a



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This lovely semi-detached house has a contemporary finish throughout, located in a convenient and desirable cul de sac. Situated in a corner position, the house has a larger than average garden size to the rear and side of the house and this has been landscaped to ensure easy maintenance.

The accommodation is arranged over three floors, and offers flexibility of use with a potential 4th bedroom on either the ground floor which is currently used as a study, or first floor 'living room'. On the ground floor the modern open plan kitchen offers a range of high and low level units, central island and integrated appliances, and opens into a lovely conservatory which provides an informal dining area with french doors opening out onto the patio which wraps around the house. A utility room adjacent to the kitchen and useful downstairs cloakroom complete the ground floor.

The living room is on the first floor at the rear, with a Juliette balcony and French doors overlooking the garden. The Master bedroom is on the same level and this has an en suite with both a bath and shower.

The top floor has two further double bedrooms that share a central bathroom, as well as access to the large loft. There is a large amount of storage space throughout the house. To the front there is a driveway for two vehicles and a single detached garage with a remote up and over door. The quiet and secluded rear garden extends to approximately 130ft in width, with a large terrace/patio ideal for entertaining, a small lawned area, and a selection of mature shrubs and hedges.



BANSTEAD OFFICE

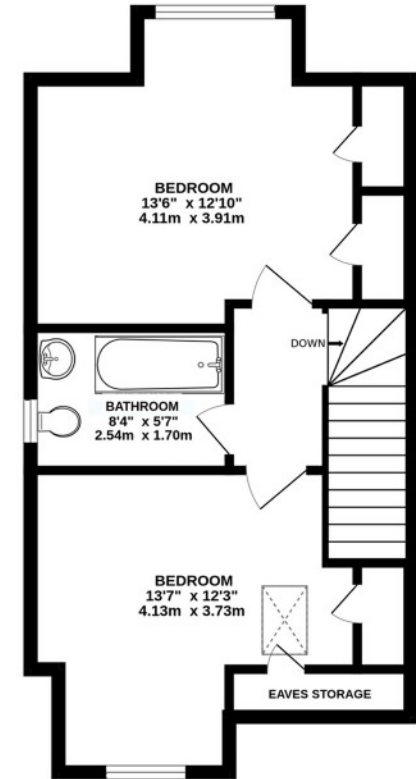
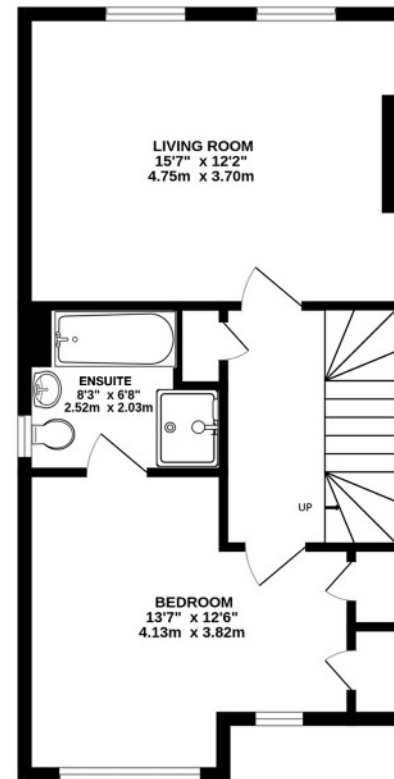
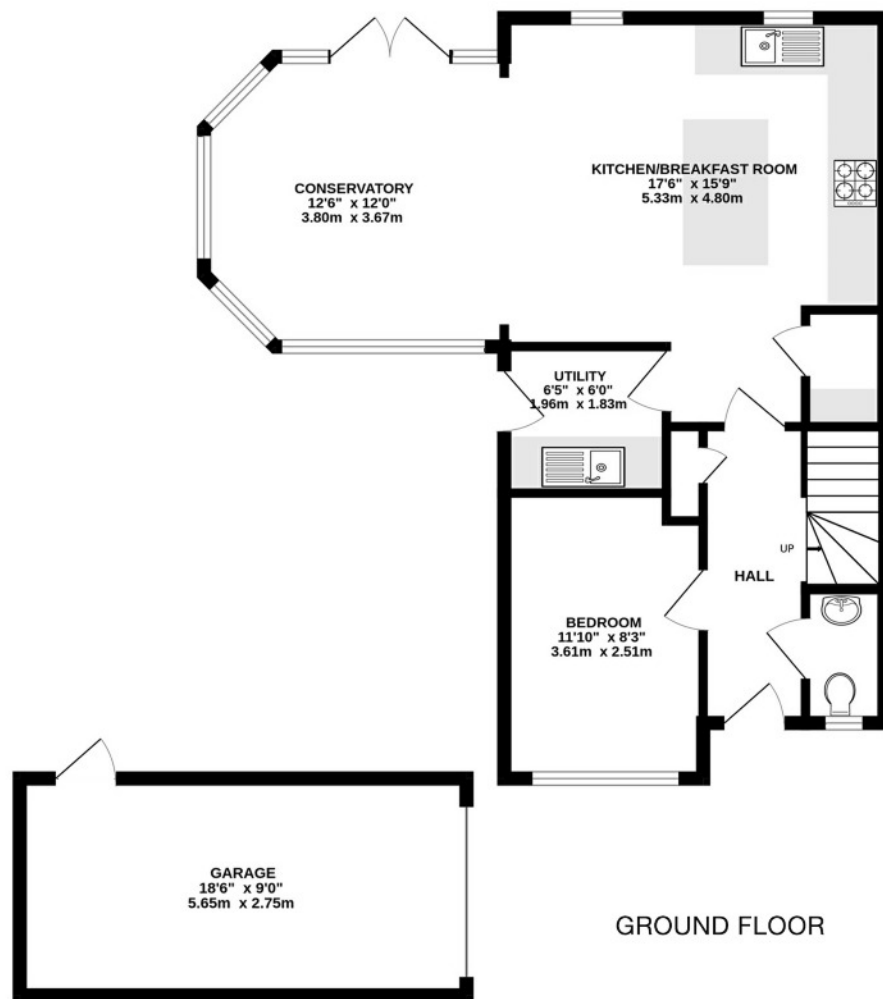
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AT A GLANCE...

- Hallway
- Cloakroom
- Kitchen/Breakfast Room - 17'6" x 15'9" (5.33m x 4.80m)
- Conservatory - 12'6" x 12'0" (3.80m x 3.67m)
- Study/Bedroom 4 - 11'10" x 8'3" (3.61m x 2.51m)
- Utility Room - 6'5" x 6'0" (1.96m x 1.83m)
- Living Room - 15'7" x 12'2" (4.75m x 3.70m)
- Bedroom 1 - 13'7" x 12'6" (4.13m x 3.82m)
- Ensuite Bathroom - 8'3" x 6'8" (2.52m x 2.03m)
- Bedroom 2 - 13'7" x 12'3" (4.13m x 3.73m)
- Bedroom 3 - 13'6" x 12'10" (4.11m x 3.91m)
- Bathroom - 8'4" x 5'7" (2.54m x 1.70m)
- Detached Garage - 18'6" x 9'0" (5.65m x 2.75m)
- Rear Garden - 130' width (25.6m) approximately







Water Mead, Coulsdon
 INTERNAL FLOOR AREA (APPROX.) 1725 sq ft/ 160.0 sq m
 Including Garage
 Garden extends to 130' (39.6m) approx.

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		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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Winkworth

for every step...