

Hazelwood Lane Chipstead, Surrey CR5 3QU

Located in an commanding position in the heart of the Surrey Countryside, yet within easy reach of local amenities this TWO DOUBLE bedroom apartment offers an ADDITIONAL OFFICE plus a refitted kitchen and bathroom. The property is immaculately presented throughout and is set within three acres of GARDENS with garage . SOLE AGENTS

£399,950 - Leasehold



COMMUNAL FRONT DOOR

Entryphone system, stairs rising to:-

SECOND FLOOR LANDING

With private front door leading to:-

ENTRANCE HALL

Wood effect flooring, downlighters, concealed radiator.

SITTING ROOM

6.96m x 4.14m (22'10 x 13'7)

Window to front, skylight window, exposed brick wall, feature radiator, downlighters, built-in storage cupboard with drawers.

KITCHEN/BREAKFAST ROOM

3.91m x 3.58m (12'10 x 11'9)

Well fitted with a range of wall and base units comprising of wooden working surfaces with 1 1/2 bowl stainless steel sink drainer with mixer taps, comprehensive range of cupboards and drawers below working surfaces with integral fridge, integral slimline dishwasher, integral washing machine and further integral fridge. Fitted oven and grill, surface mounted five ring gas hob with chimney extractor above. Range of eye level cupboards, plate rack, display shelves and display cabinets, exposed beamed ceiling, bay window to rear, radiator, wood effect flooring.

MASTER BEDROOM

5.46m x 3.40m (17'11 x 11'2)

Attractive bay window to rear with window seat, radiator, fitted wardrobes, exposed beamed ceiling.

BEDROOM TWO

3.25m x 2.06m (10'8 x 6'9)

Window to rear, exposed beamed ceiling, fitted wardrobe.

SHOWER ROOM

Enclosed shower cubicle with ceiling mounted shower and wall mounted control, low level w.c. with concealed cistern, wash hand basin & tiled splashback with mixer tap and vanity drawer below. Double aspect with obscure glazed windows to side and front, wood effect flooring, towel rail, ceiling mounted extractor, downlighters.

OUTSIDE

GROUNDS

The property is centrally situated in approximately three acres of stunning gardens principally comprising of large areas of lawn, sweeping driveway and mature ornamental trees. Large parts to the rear of the property enjoy far reaching views overlooking Chipstead Valley and Banstead Woods beyond.

SINGLE GARAGE

5.05m x 2.46m (16'7 x 8'1)

Located in a nearby block.

COMMUNAL BASEMENT STORAGE

LOFT ACCESS VIA COMMUNAL AREAS

LEASE

Approximately 148 Years Remaining

MAINTENANCE CHARGE

Approximately £2,000 per annum paid half yearly (including Buildings Insurance)

GROUND RENT

Nil





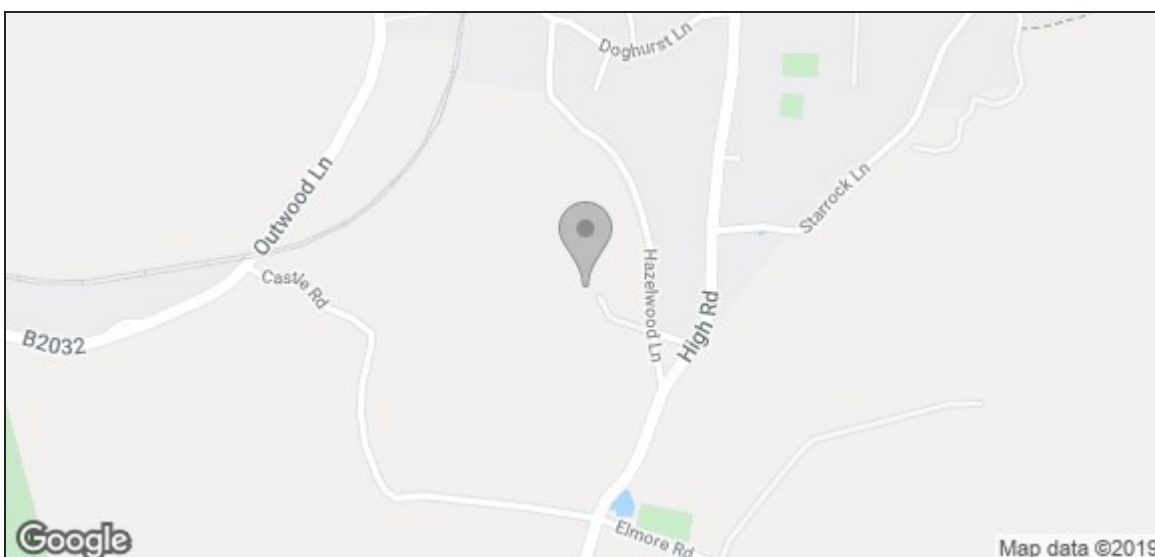
GARAGE
APPROX. FLOOR
AREA 134 SQ.FT.
(12.4 SQ.M.)

FLAT
APPROX. FLOOR
AREA 866 SQ.FT.
(80.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	68	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			