



Chipstead Way, Banstead

The PERSONAL Agent

Price Guide £550,000

Freehold

- 1431 sq ft Three/Four bedroom property
- Mid terrace property
- 24'6 x 11 Living room
- 15'6 x 8'3 Fitted Kitchen
- 13'9 x 12'6 Loft room/Bedroom Four
- 7'6 x 6'9 Sun room
- 63 ft rear garden
- Converted garage with power and lighting
- Driveway for two cars



The Personal Agent are delighted to offer for sale this 1431 sq ft Three/Four bedroom mid terrace property with a 13'9 x 12'6 room in the loft, currently used as a bedroom. Other benefits include a 63ft rear garden and a driveway for two cars.

Chipstead Way is a popular, residential area, surrounded by countryside with Banstead Woods within walking distance. It occupies a convenient location for the nearby villages of Banstead and Coulsdon which offer their wide range of shopping facilities, supermarkets, restaurants and cafes. There is also the nearby Chipstead Parade

shops which include a convenience store/newsagents, butchers, café and wine bar.

The property comprises of a porch leading to a hallway, a living/dining room, an L shaped kitchen leading to a sun room with double doors to the rear garden.

On the first floor there are three bedrooms, two of which are doubles and a single. Plus a main bathroom. On the top floor is a loft room currently used as a bedroom.

Outside there is a 63 ft rear garden with a converted garage with power and lighting. To the front there is a driveway for two cars.

There is an excellent choice of schooling both state and independent. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport. There are also many acres of open green belt countryside surrounding the property to enjoy.

****Disclaimer**** The loft room/Bedroom Four has not had sign off ******

Tenure - Freehold
Council tax band - D



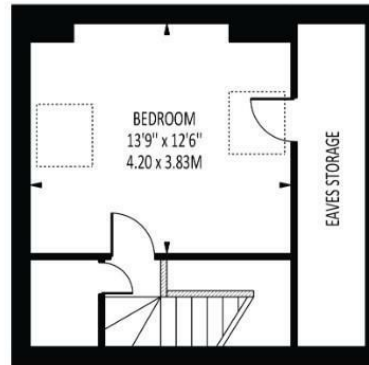
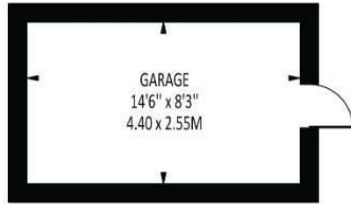
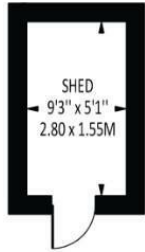


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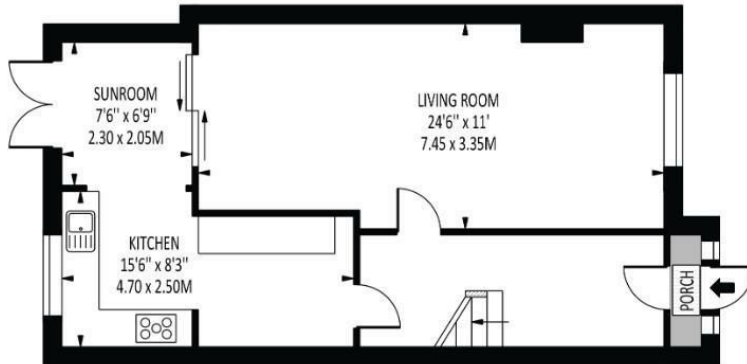


Chipstead Way

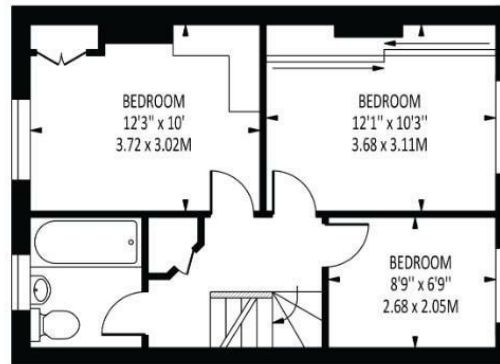
Total Area: 1431 SQ FT • 132.96 SQ M
 (Including Eaves Storage, Garage, & Shed)
 Eaves Storage Area : 62 SQ FT • 5.72 SQ M
 Garage Area : 121 SQ FT • 11.22 SQ M
 Shed Area : 47 SQ FT • 4.34 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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