



High Road, Chipstead

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Prime village location
- Extended four bedroom semi
- Three reception rooms
- Downstairs W/C
- 180ft level garden
- Driveway
- Close to local amenities including sports clubs and pub

Situated on the esteemed High Road in the charming Chipstead Village, this delightful four bedroom semi detached house presents a rare opportunity for discerning buyers. The property is in good order and has been thoughtfully extended and meticulously maintained by its current owners, ensuring a warm and inviting atmosphere throughout.

Upon entering, one is greeted by a traditional layout that boasts two spacious reception rooms, including a comfortable lounge and an elegant dining area, perfect for entertaining guests. The conservatory room adds a touch of brightness and serves as a lovely space to relax while enjoying views of the stunning garden. Additionally, the ground floor features a versatile bedroom that can easily be transformed into a study or another reception room, catering to your lifestyle needs.

The first floor comprises three generous bedrooms, each equipped with built in wardrobes, providing ample storage space. A well appointed bathroom and a separate toilet complete this level, ensuring convenience for family living.



However, the true gem of this property lies outside. The expansive 180ft landscaped garden is a haven for garden enthusiasts, featuring lush lawns, mature shrubs, and enchanting water features. This outdoor space is not only a perfect retreat for relaxation but also ideal for hosting gatherings or simply enjoying the beauty of nature.

In summary, this semi detached house on High Road offers a harmonious blend of traditional charm and modern living, making it an exceptional choice for families or anyone seeking a peaceful yet vibrant community. Do not miss the chance to make this remarkable property your new home.

Downstairs comprises of three reception rooms, one bedroom, extended kitchen, large entrance hall and W/C. The first floor is made up of three bedrooms, family bathroom and separate toilet. To the front is a paved driveway for two cars, to the rear is a 180ft garden.

This highly desirable location is ideally suited to families seeking a semi rural lifestyle without compromising on convenience. The

property is within easy walking distance of a range of local amenities, including several sports clubs and a well regarded pub and restaurant, offering an excellent balance of leisure and community living.

The area is particularly attractive for families due to its proximity to a selection of highly regarded state and independent schools, as well as excellent transport links via nearby stations at Coulsdon South and Chipstead. For commuters, there is convenient access to the M25 motorway, providing straightforward connections to London and the wider motorway network.

Residents also benefit from being close to a number of thriving town centres and high streets, including Banstead and Reigate, which offer an extensive range of shops, restaurants, cafés, and everyday amenities. This combination of countryside charm, strong local amenities, and excellent connectivity makes the location an outstanding choice for family living.

Tenure- Freehold
Council Tax Band - F



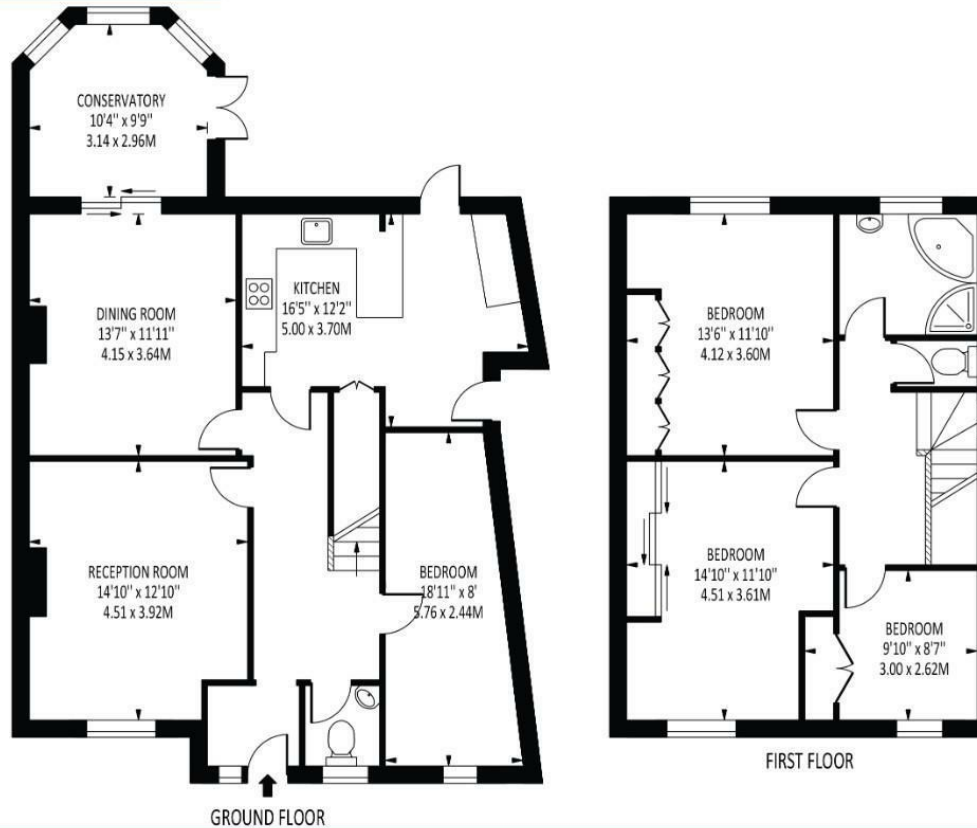


The **PERSONAL** Agent



Windward

Total Area: 1508 SQ FT • 140.10 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

