



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
- Chain Free

This wonderful property, built in 1960, boasts a generous living space of 1,431 square feet, making it an ideal family home. With four bedrooms, including a versatile loft room measuring 13'9 x 12'6, this residence offers ample accommodation for both relaxation and entertainment.

The property features a well-maintained 63-foot rear garden, perfect for outdoor activities and gatherings, as well as a driveway that comfortably accommodates two vehicles. The surrounding area is known for its picturesque countryside, with Banstead Woods just a short stroll away, providing a lovely backdrop for leisurely walks and nature exploration.

Chipstead Way is situated conveniently close to the vibrant villages of Banstead and Coulsdon, where residents can enjoy a variety of shopping facilities, supermarkets, restaurants, and cafes. Additionally, the nearby Chipstead Parade offers essential amenities, including a convenience store, newsagents, butchers, café, and wine bar, ensuring that all your daily needs are easily



met.

This property presents an excellent opportunity for those seeking a spacious family home in a tranquil yet accessible location. With its blend of comfort, convenience, and charm, this house is sure to appeal to a wide range of buyers. We invite you to explore the potential of this delightful home and discover the lifestyle it has to offer.

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, offered to the market chain free.

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.

Tenure - Freehold
Council tax band - D



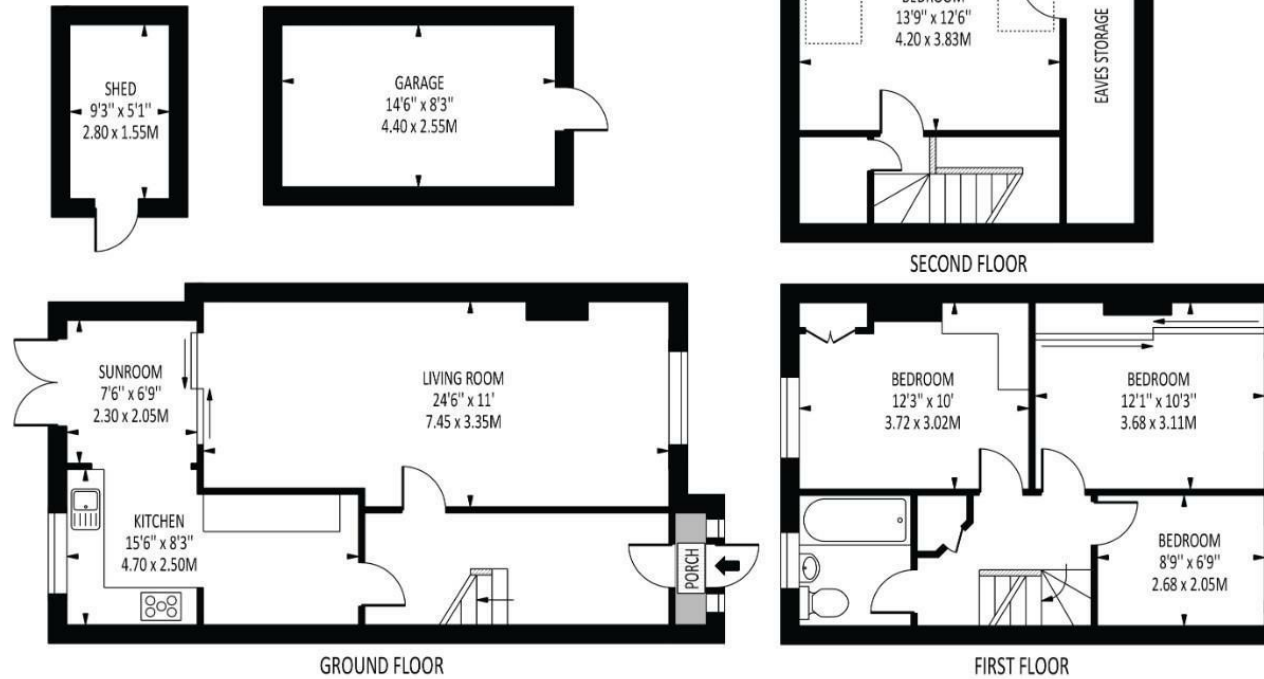


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Chipstead Way

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



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
England & Wales		EU Directive 2002/91/EC

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