Outwood Lane,

The PERSONAL Agent

Offers In Excess Of £475,000

Leasehold

- Beautiful views across Banstead Woods and Chipstead Downs
- Three bright and well-proportioned bedrooms
- Two inviting and versatile reception spaces
- Modern fitted kitchen with quality finishes
- Stylish family bathroom with sleek design
- Immaculate décor
- Peaceful setting close to open countryside
- Short walk to shops, schools and station
- Perfect blend of comfort and convenience

This delightful three-bedroom house offers a perfect blend of modern living and a tranquil semi-rural lifestyle. Built in 1972, this property spans an impressive 1,028 square feet and has been meticulously maintained to provide a warm and inviting atmosphere.

As you enter, you are welcomed by two spacious open-plan reception areas that create versatile living spaces. One area is perfect for cosy evenings spent indoors, while the other is designed for entertaining friends and family, making it an ideal home for both relaxation and social gatherings. The interiors are bathed in natural light, enhancing the bright and uplifting ambiance throughout the home.

The property features three well-proportioned bedrooms, providing ample space for family or guests. Additionally, there is a conveniently located bathroom and a downstairs cloakroom, adding to the practicality of the home. With plenty of fitted storage, you will find that this house meets all your organisational needs.

Situated on the edge of Banstead Downs, this home is not only a peaceful retreat but also conveniently located near excellent schools, local shops, and commuter links, making it an ideal choice for families and professionals alike. This immaculate property truly offers a unique opportunity to enjoy a harmonious lifestyle in a sought-after location. Don't miss the chance to make this charming house your new home.

Upstairs, three well-proportioned bedrooms offer peaceful retreats, complemented by a smart, modern bathroom. Every detail has been carefully considered to ensure this home is move-in ready, allowing you to settle straight in and start enjoying life from day one.

Outside, the property continues to impress. A private and secluded rear garden, a garage that sits adjacent to the house and ample parking ensure convenience, while the location itself is second to none, just moments from miles of beautiful open countryside for weekend walks, runs, or picnics with family.

The nearby mainline station of Chipstead makes commuting effortless, connecting you to London and beyond, while Banstead's charming village centre and highly regarded schools are close at hand and just a short drive away.

Offering the perfect blend of comfort, community, and countryside charm, this delightful home on Outwood Lane is more than just a property, it's a lifestyle waiting to be embraced.

Vendor suited.
Sole agent.

Tenure - Leasehold
Length of lease (years remaining) - 946
Annual ground rent amount (£) - Currently £80/year (paid in quarterly instalments) - increasing by £5 year every 5 years
£85/year from 25th March 2027
£90/year from 25th March 2032
£95/year from 25th March 2037
£100/year from 25th March 2042
Capped at £100/year for remainder of lease term.
Annual service charge amount (£) -No service charges
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

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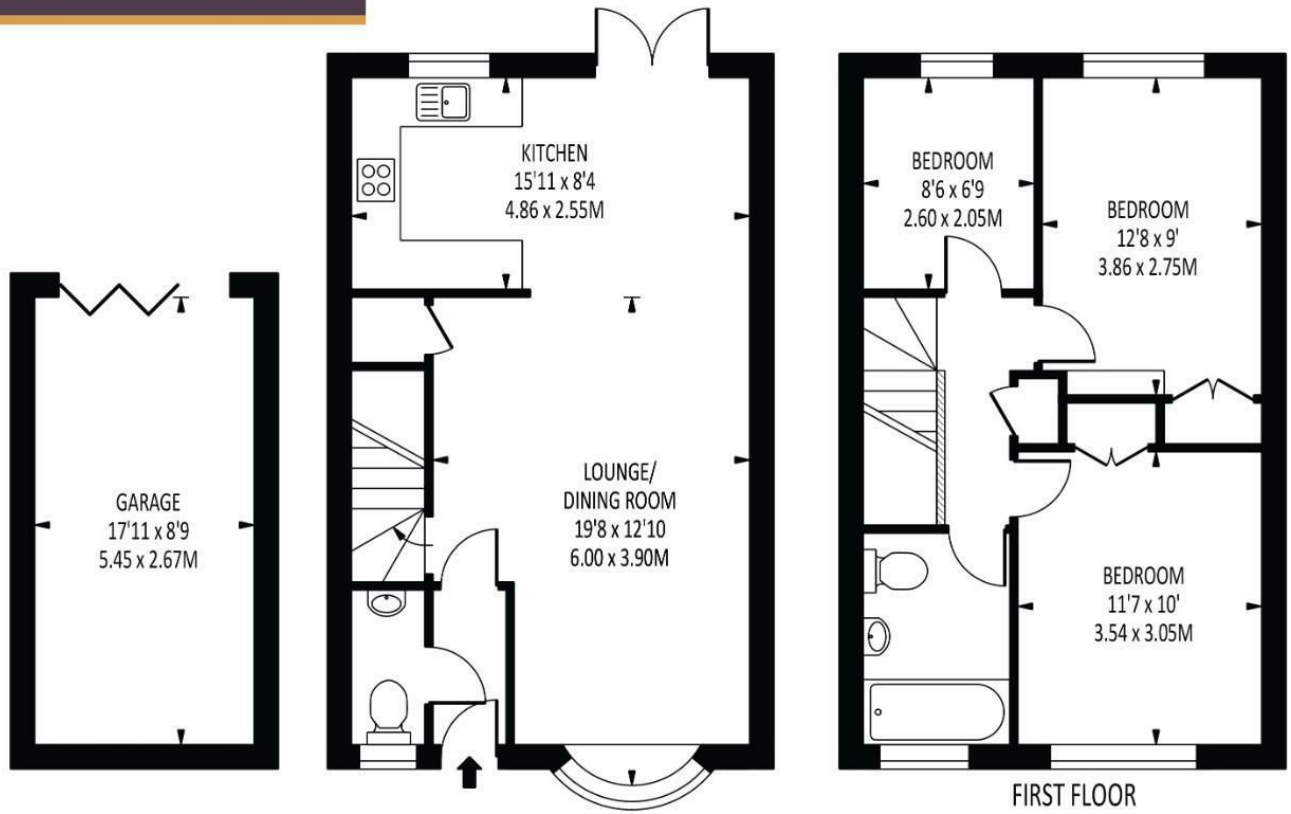
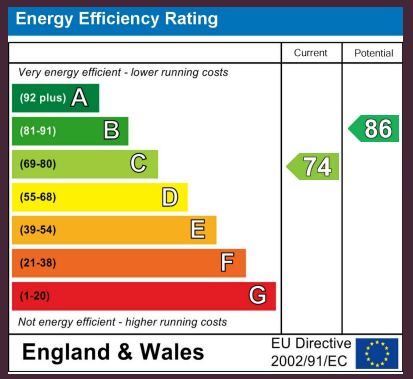
Stagbury House

Total Area: 1028 SQ FT • 95.51 SQ M
(Including Garage)
Garage Area : 157 SQ FT • 14.55 SQ M





Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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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.