



Chipstead Way, Banstead

The PERSONAL Agent

# £575,000

## Freehold

- 1431 sq ft Three 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
- 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 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.

Tenure - Freehold  
Council tax band - D



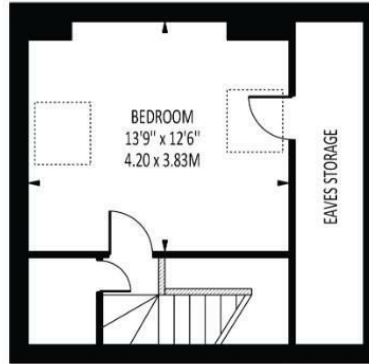
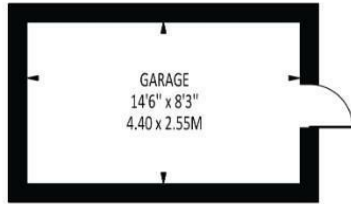
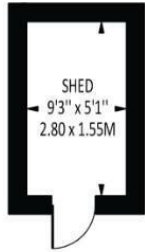


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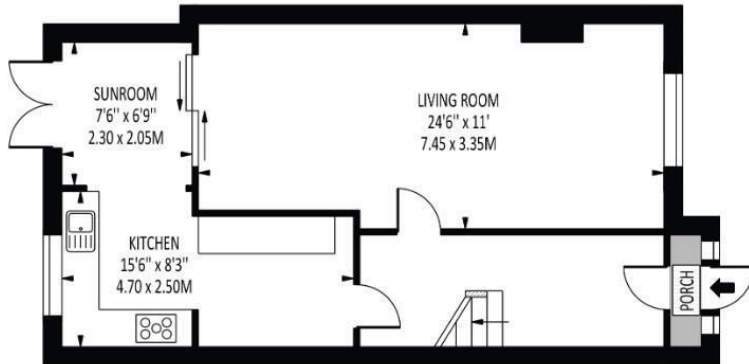


### Chipstead Way

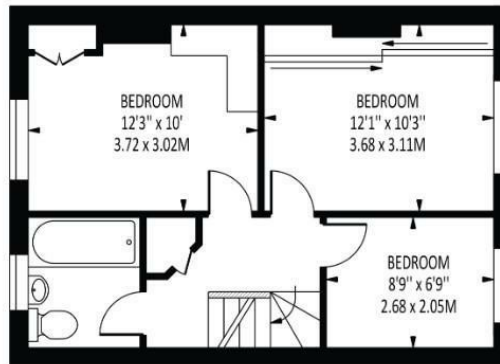
Total Area: 1431 SQ FT • 132.96 SQ M  
 (Including Eaves Storage, Garage, & Shed)  
 Eaves Storage Area : 62 SQ FT • 5.72 SQ M  
 Garage Area : 121 SQ FT • 11.22 SQ M  
 Shed Area : 47 SQ FT • 4.34 SQ M



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

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.

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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.

