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Chipstead Road

Banstead, SM7 2HJ

2 | 1 | 1

£265,000 - Share of Freehold

Located in Chipstead Road in Banstead, this charming GROUND FLOOR maisonette offers a delightful living experience. Spanning an impressive 678 square feet, this property features two generously sized bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The maisonette also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is the share of freehold, which offers a sense of ownership and stability. Additionally, the communal gardens provide a lovely outdoor space for residents to enjoy, perfect for unwinding on sunny days or socialising with neighbours.

This property is offered with no onward chain, allowing for a smooth and efficient purchase process. With an Energy Performance Certificate rating of C, it also demonstrates good energy efficiency, which is increasingly important in today's market. The council tax band C further adds to the appeal, making it a financially sensible choice.

In summary, this lower maisonette on Chipstead Road presents an excellent opportunity for those looking to settle in a vibrant community. With its spacious layout, convenient location, and attractive features, it is certainly worth considering for your next home.



THE PROPERTY

Williams Harlow are delighted to present this well-proportioned two double bedroom ground floor maisonette, situated less than a mile from Banstead High Street.

Offering approximately 678 sq ft (63 sq m) of accommodation, the property features a spacious lounge/diner, a separate kitchen with breakfast bar and a family bathroom. Communal gardens provide outdoor space to enjoy, while the ground floor position adds everyday convenience.

Offered with no onward chain, this is an appealing opportunity for first-time buyers, downsizers and investors alike.

EPC Rating: C | Council Tax Band: C

LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as national chains. The excellent local schools and miles of open countryside are also only a short walk away which adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

COUNCIL TAX AND EPC

Council tax band C and EPC Rated

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.













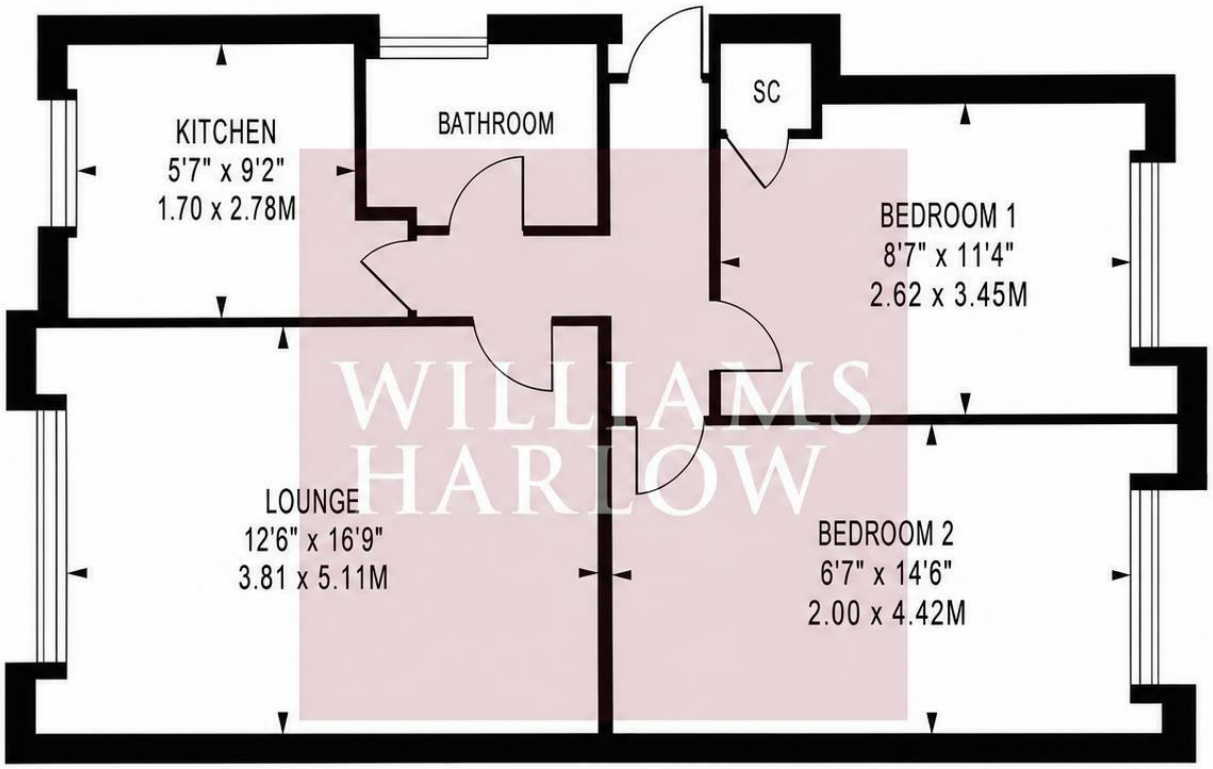




Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS HARLOW

APPROXIMATE GROSS INTERNAL FLOOR AREA: **678 SQ FT - 63 SQ M**



GROUND FLOOR

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 OR CONTRACT.
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.

