



Chipstead Way, Banstead, Surrey  
Asking Price £725,000 - Freehold



**WILLIAMS  
HARLOW**























Located in the charming area of Chipstead Way, Banstead, this delightful house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families seeking ample living space. The house boasts two inviting reception rooms, providing a versatile area for relaxation and entertainment.

One of the standout features of this home is its stunning views over a picturesque rural landscape, allowing you to enjoy the beauty of nature right from your windows. The property has been thoughtfully extended, ensuring that it retains its character while providing spacious accommodation spread over three floors.

For those who value practicality, the house includes parking for up to three vehicles, making it easy for families and guests alike. Additionally, the location is superb, with easy access to local schools, shops, and the nearby station, ensuring that daily conveniences are just a stone's throw away.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are looking for a family home or a peaceful retreat, this house in Banstead is sure to impress. Don't miss the chance to make this wonderful property your own.

## OUTSIDE FRONT

Paved driveway with off-street parking for two vehicles

## ENTRANCE

Leads into the hallway of which there is a downstairs WC

## FRONT RECEPTION ROOM

4.61 x 3.68 (15'1" x 12'0")

Accessed from the hallway and overlooks the front driveway. Working fire-place and carpets.

## REAR RECEPTION ROOM

4.26 x 3.27 (13'11" x 10'8")

Overlooks and provides direct access to the outside decking area. carets and working fire-place.

## KITCHEN-DINER

8.27 x 5.22 (27'1" x 17'1")

Huge kitchen-diner with double bi-folding doors to the rear garden. Fully fitted kitchen with additional utility room. Views over the surrounding countryside.

## UTILITY ROOM

2.2 x 1.9 (7'2" x 6'2")

Washing machine and tumble dryer.

## STAIRCASE

Leads to the upstairs accommodation, from the first floor landing it provides access to the upper floor

## BEDROOM 1

4.28 x 2.69 (14'0" x 8'9")

Double size room overlooking the rear garden

## BEDROOM 2

2.87 x 2.18 (9'4" x 7'1")

Single room/study room located at the front of the house

## BEDROOM 3

3.76 x 3.72 (12'4" x 12'2")

Double size room overlooking the front of the property

## BATHROOM

3.06 x 2.56 (10'0" x 8'4")

Modern and stylish with both bath and shower

## BEDROOM 4

4.18 x 3.4 (13'8" x 11'1")

Double size room in the loft conversion with views over the surrounding countryside.

## REAR GARDEN

27.43m (90)

Large elevated decking area to provide scenic views and a good-sized grass area and border flower-beds. In all extending to 90 feet

## WHY WILLIAMS HARLOW

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.

## GUIDANCE NOTES

The property photos were taken prior to current tenants occupation.

The property has had a new roof.

No chain.

## FROM THE SELLER

This was a brilliant family home where our daughters grew up initially and holds fond memories for us. We loved the location, the views, the garden, the lovely green spaces for walking on your doorstep all combined with the practicality of transport access and schools. We put a lot into improving the property over time and there is still so much potential throughout. We hope the new owners will enjoy making a real home here!

## COUNCIL TAX

Council Tax Band E £2,992.97 2025/26





Banstead Office

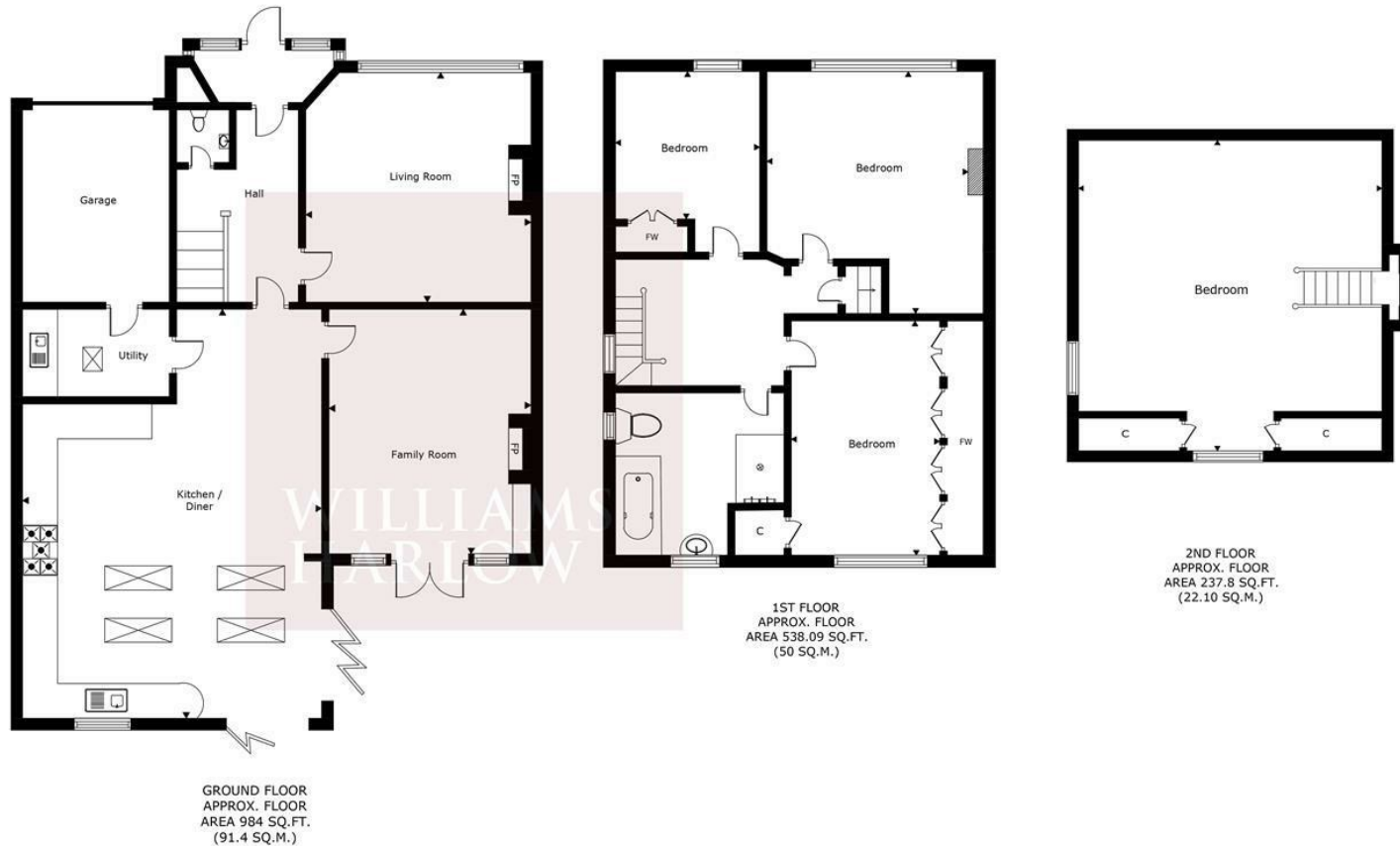
Call: 01737 370022

31 High Street, Banstead, Surrey,  
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

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.



TOTAL APPROX.FLOOR AREA 1759.89 SQ.FT.(163.55 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WILLIAMS  
HARLOW