

Chalk Pit Road, Banstead, Surrey

Offers In Excess Of £475,000 - Freehold

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WILLIAMS HARLOW























Located in the quiet cul de sac of Chalk Pit Road, Banstead, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is designed to accommodate modern living with ease. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

The newly fitted bathroom adds a touch of contemporary elegance, ensuring comfort and convenience for all residents. The property also benefits from a private driveway to park two vehicles plus a garage, making it ideal for those with multiple cars or who require additional storage.

Situated within walking distance of Banstead Village High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, enhancing the appeal of this delightful home. Furthermore, the potential for extension, subject to the necessary consents, allows for the possibility of personalising the space to suit your needs.

This property is a rare find in a sought-after location, combining the peace of a quiet neighbourhood with the convenience of nearby facilities. Whether you are looking to settle down or invest, this semi-detached house on Chalk Pit Road is a wonderful choice.

THE PROPERTY

The property dates from the 1950's and is located in a popular residential location toward the southern extremities of Banstead Village. The property occupies a corner position which makes it ideal for extension possibilities (STC). With this in mind there is also plentiful parking for visitors and family. The gardens are established to the rear and enjoy a westerly aspect and as a point of note, many other properties within the area have also created a loft conversation. The roof pitch is ideally suited to this. Highlights include the re-fitted bathroom. There is also gas central heating, double glazing and a sizeable kitchen.

OUTDOOR SPACE

The corner plot provides many advantages over similar properties within the area with a driveway providing off street parking for two vehicles and also a garage. The garden continues to the side and rear, enjoys a westerly aspect and a good degree of privacy to the rear. The plot measures approximately 58ft, frontage by 60 ft front to rear at longest point.

LOCAL AREA

The property is close to Banstead Village which offers an excellent range of High Street shopping facilities including independent shops, Waitrose, Marks & Spender Foodhall, restaurants, cafes, etc. Within a very short stroll, you will find yourself in miles of open countryside with excellent footpaths which will enable you to take evening walks without a second thought and a community where people feel fully invested.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house. It comes with everything good about the southern outskirts of Banstead. Our feeling is that the next owner will settle quickly and enjoy many years here. The whole family will be served well by schools, transport, shops and restaurants and all round sense of security.

LOCAL SCHOOLS

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

LOCAL 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

LOCAL 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

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.

ENHANCEMENT & STAGING DISCLAIMER

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COUNCIL TAX

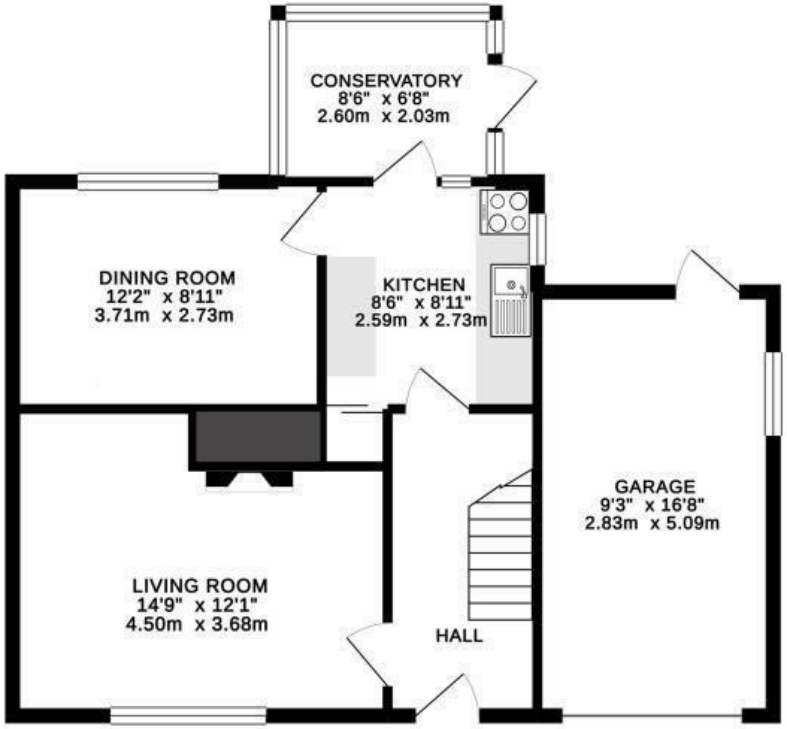
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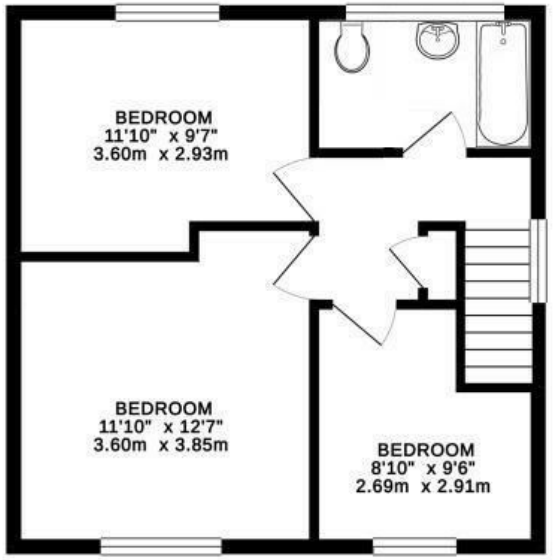
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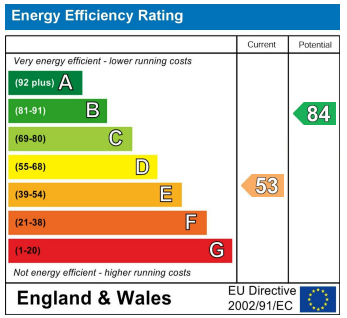
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GROUND FLOOR



FIRST FLOOR



Chalk Pit Road, Banstead

INTERNAL FLOOR AREA (APPROX.) 1080 sq ft/ 100.3 sq m.

Garden extends to 65' (19.81m) approximately

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2019.

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