



Chipstead Way, Banstead, Surrey
Asking Price £525,000 - Freehold



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**WILLIAMS
HARLOW**











Located on the ever popular Chipstead Way, Banstead, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is the open plan downstairs living area, which creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family time.

A lovely conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the garden, making it a wonderful spot to unwind or enjoy a morning coffee.

For those with vehicles, the property offers parking for two vehicles, a valuable feature in this sought-after location.

Chipstead Way is known for its friendly community and proximity to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This semi-detached house presents a fantastic opportunity to create a warm and welcoming home in a desirable neighbourhood. Don't miss the chance to make this property your own.

THE PROPERTY

The property is a characterful three bedroom semi-detached house that is well maintained however still offers potential to further modernise to a purchasers taste. On the ground floor the living room continues through to the open plan kitchen/dining room beyond which there is a bright conservatory overlooking the rear garden.

OUTDOOR SPACE

The outdoor space comprises of a driveway suitable for parking two vehicles off street to the front. There is access to the west facing rear garden which is approximately 60 feet in length. The pretty rear garden offers elevated views, a choice of seating areas including decking and an additional seating area to the rear of the garden.

THE LOCAL AREA

The local area is very popular with families and is within a very short walk of Woodmansterne Village with a local range of shops and a village local pub serving good food alongside popular excellent local schools. The adjoining park used for cricket and other local activities is a great outdoor family space beyond the attractive rear garden.

VENDOR THOUGHTS

We have been here with my family for many years. We have thoroughly enjoyed our time living here and have created many happy memories. It is now time for us to move on and we have already found a property that we would like to purchase.

KEY FEATURES

Open plan living area with the potential to be modernised further - Fantastic rear garden with lovely views - Close to local amenities including excellent local schools - Off street parking for two vehicles.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

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
405 Coulsdon South to West Croydon

WHY WILLIAMS HARLOW

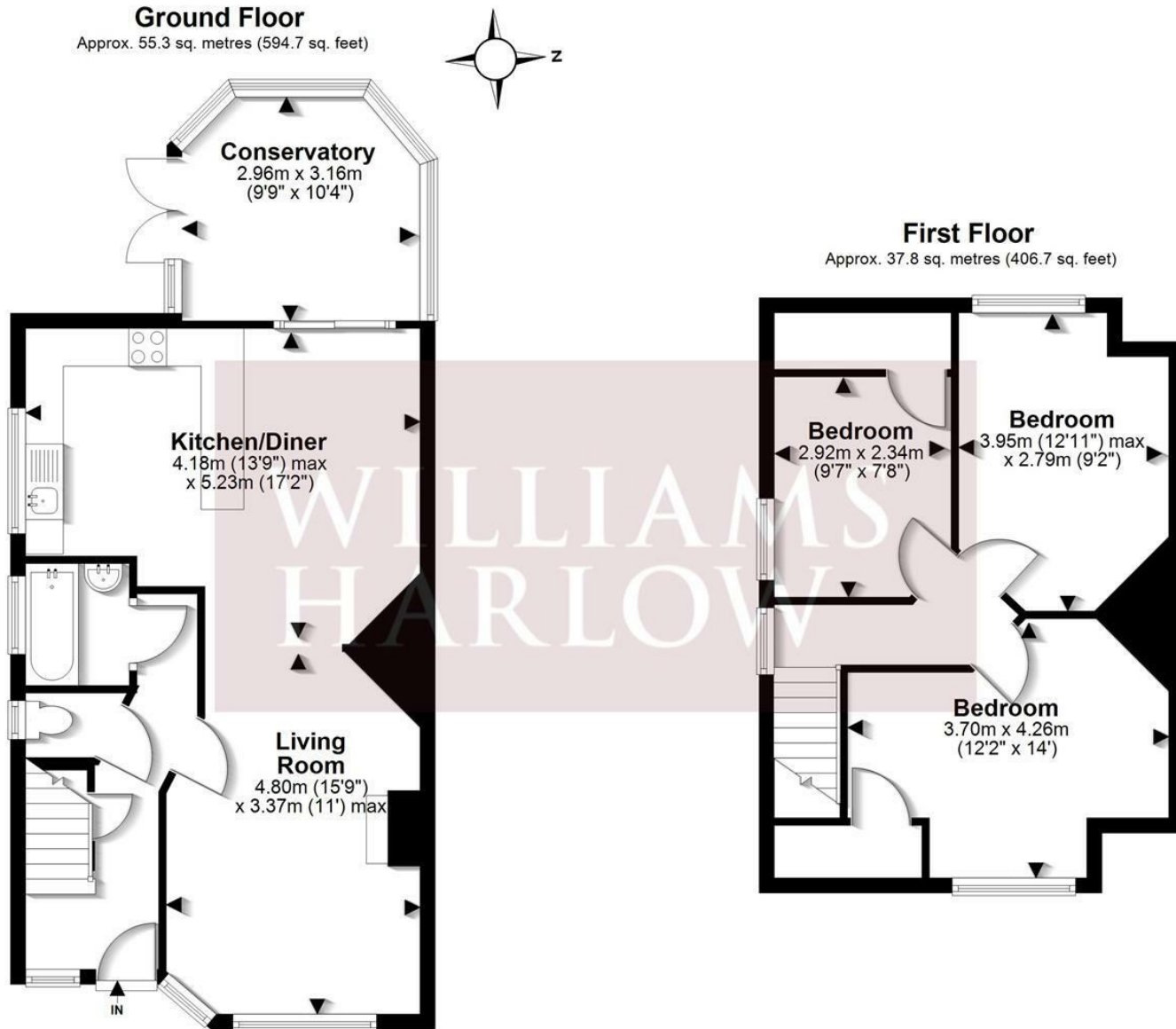
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COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26



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Total area: approx. 93.0 sq. metres (1001.4 sq. feet)

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

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