

Chipstead Way, Banstead,

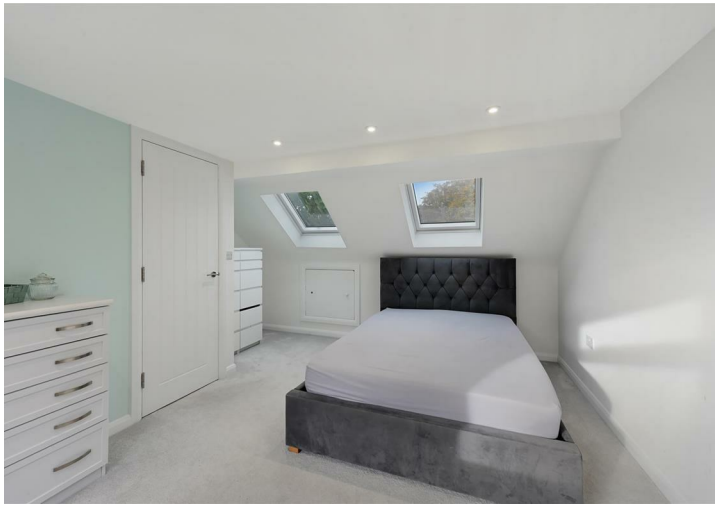
£580,000 - Freehold

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WILLIAMS HARLOW


FAMILY RULES






GAMING ZONE


Welcome


THEATRE








Relax



Located in the highly favoured residential area of Woodmansterne, this beautifully finished semi-detached family house on Chipstead Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,103 square feet, the property boasts a well-thought-out accommodation spread over three floors, featuring four spacious bedrooms and two modern bathrooms, making it ideal for family living.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed to enhance family life, with each room flowing seamlessly into the next. The property is well-appointed, ensuring that every corner reflects a sense of warmth and style.

Outside, the house benefits from plentiful parking and garage, a valuable asset in this sought-after area. The location is particularly appealing, as it is within a short walking distance of village amenities, excellent schools, and the stunning open countryside, perfect for leisurely strolls and outdoor activities.

This property presents a wonderful opportunity for those seeking a family home in a vibrant community, where comfort meets convenience. Don't miss the chance to make this charming house your new home.

## THE PROPERTY

An extended four bedroom two bathroom family home situated on the woodmansterne/ chipstead borders. Chipstead Way is an exceptional family home which offers a blend of modern plus comforting features. On the ground floor there is a separate living room which flows into the sympathetically extended kitchen dining area with steps leading into the east facing rear garden. To the first and second floor the property has three bedrooms plus bathroom with stairs rising to a loft conversion providing a master suite with good sized bedroom and bathroom, this home is one for families to enjoy, grow into and entertain for many years to come.

## OUTDOOR SPACE

17.07m x 6.10m (56 x 20)

Designed with ease of maintenance in mind this tasteful garden offers a patio to the rear slightly raised over the remainder of the garden with artificial lawn with good tree screening to rear. Here you can access the the rear door of the garage. There are also fine views over the valley to the rear.

## THE LOCAL AREA

Woodmansterne Village is a very popular area for families and the property is located within a very short walk of Woodmansterne Village with local shops and a traditional local pub serving good food, public transport and excellent local schools. The adjoining park is used for cricket and other local activities, is a great outdoor family space beyond the attractive rear garden. Banstead Village is only approximately 1 mile away offering a range of High Street shopping facilities, restaurants, cafes, Waitrose etc.

## 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

## LOCAL TRAINS

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

## 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

## ENHANCEMENT & STAGING DISCLAIMER

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## WHY WILLIAMS HARLOW

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## COUNCIL TAX

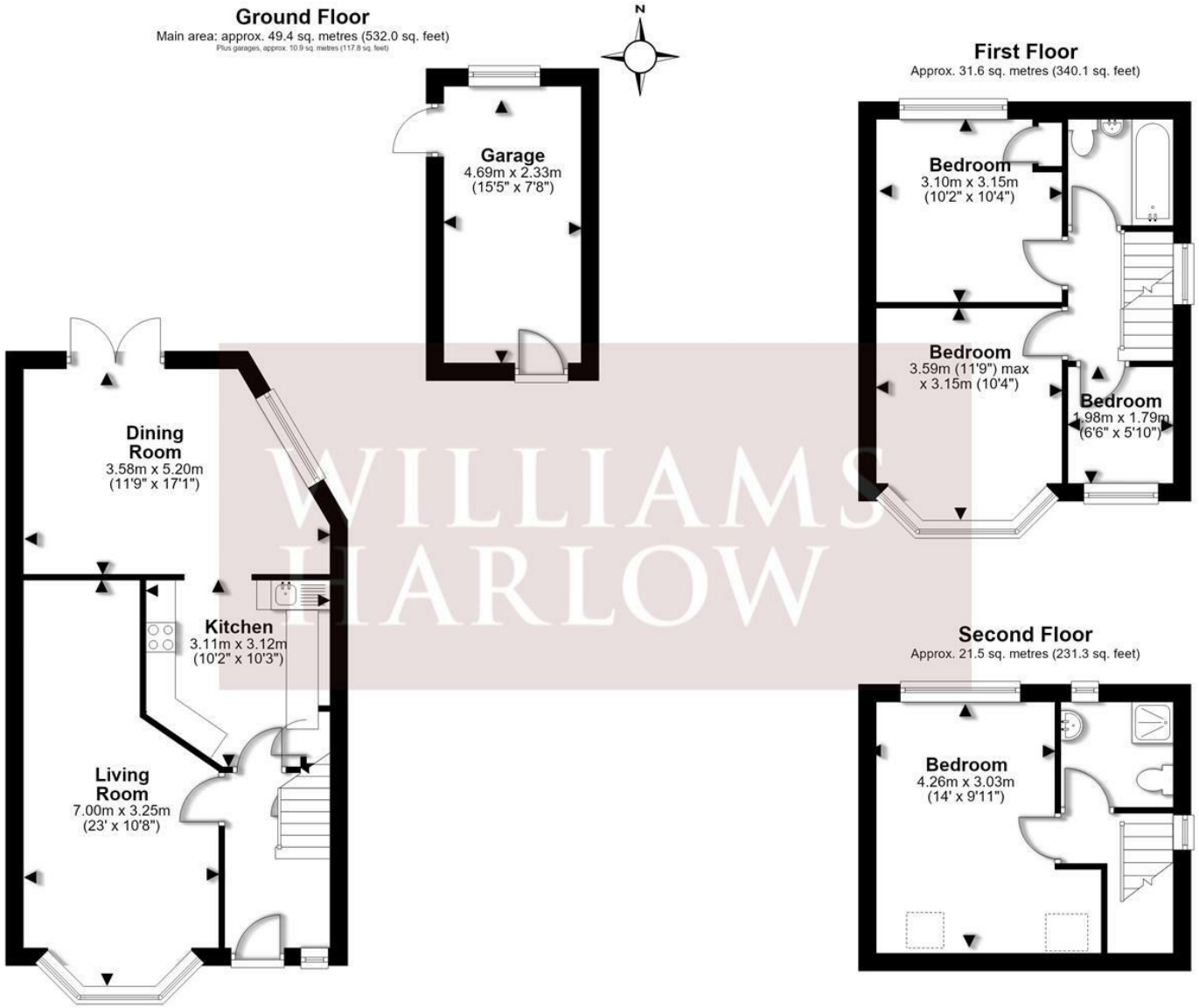
Band D - £2,567

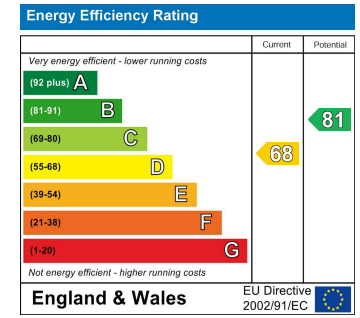


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Main area: Approx. 102.5 sq. metres (1103.4 sq. feet)
Plus garages, approx. 10.9 sq. metres (117.8 sq. feet)