



Chipstead Way, Banstead, Surrey SM7 3LQ
Asking Price £795,000 - Freehold



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**WILLIAMS
HARLOW**



An opportunity to acquire a substantial five bedroom detached house with en-suite to the master bedroom and three reception rooms. Occupying an overall plot of 0.32 acres with a garden backing directly onto open countryside. The property has the benefit of an integral garage plus off street parking for two vehicles. The property does require some internal modernisation. **SOLE AGENTS. NO ONWARD CHAIN**

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



ENTRANCE PORCH

Accessed via sliding glazed doors with windows either side and lighting. Giving access to:

FRONT DOOR

Part glazed front door with windows either side, giving access through to the:

ENTRANCE HALL

Wood effect flooring. Radiator. Stairs to the first floor. Understairs storage cupboard. Thermostat for the gas central heating.

LOUNGE

Double aspect room with bay window to the front and double opening French doors to the rear. 2 x radiators. Coving. Fireplace feature with brick surround and hearth.

DINING ROOM

Wood effect flooring. Double opening French doors to the rear. Coving. Radiator. Understairs storage cupboard.

KITCHEN

Range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. Integrated dishwasher. Spaces for further domestic appliances. In built extractor. Display cabinets. Window to the rear. Tiled flooring. Radiator. Connecting door to the:

SIDE LOBBY

Full height glazed window to the side. Connecting door. Tile flooring. Coving.

WC

Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboard below. Obscured glazed window to the rear. Radiator. Tiled flooring.

BREAKFAST ROOM

Coving. Window to the rear. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Access to loft void. Airing cupboard housing the insulated cylinder.

MASTER BEDROOM

Window to the front. Radiator. Fitted wardrobes. Doorway to the:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Corner mounted wash hand basin. Vanity cupboards below. Window to the side. Wall mounted extractor. Heated towel rail.

BEDROOM TWO

Bay window to the front. Radiator. Coving. Fitted bedroom furniture comprising of bedside tables, fitted wardrobes and two ranges of chest of drawers.

BEDROOM THREE

Window to the rear enjoying a fine outlook over the rear garden. Radiator. Coving. Fitted wardrobe providing useful hanging and storage.

BEDROOM FOUR

Window to the front. Radiator. Fitted wardrobe.

BEDROOM FIVE

Window to the rear. Radiator.

MAIN BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Fully tiled walls. Radiator. Obscured glazed window to the rear. Wall mounted electric heater. Wall mounted extractor.

SEPARATE WC

Low level WC. Obscured glazed window to the rear.

OUTSIDE

FRONT

There is an area of lawn flanked by mature flower and shrub borders. Pathway provides access to the front door which also continues to the side of the property giving useful access. Low rise brick retaining wall marking the front boundary.

PARKING

There is a brick effect driveway providing off street parking for two vehicles. This leads to the:

INTEGRAL GARAGE

With up and over door to the front. Power and lighting.

FEATURE REAR GARDEN

74.68m x 15.24m approximately (245'0 x 50'0 approximately) There is a patio immediately to the rear. The garden is primarily laid to lawn flanked by mature flower/shrub borders and an array of trees including fruit. Towards the end of the garden there is a wooden garden shed and a greenhouse. The garden enjoys a high degree and benefits from backing onto open countryside to the rear.

COUNCIL TAX

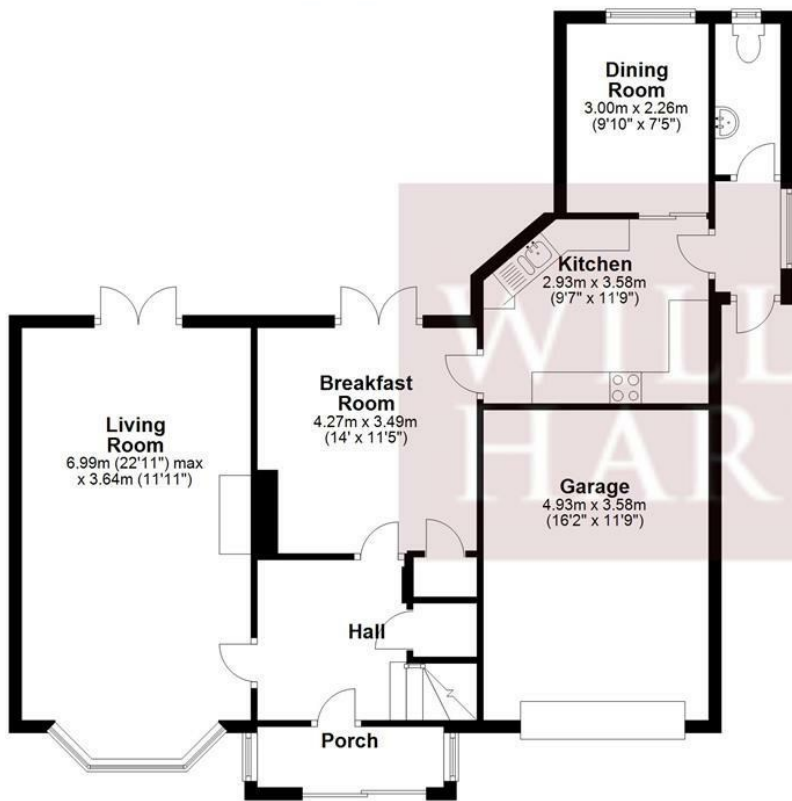
Reigate & Banstead BAND G £3,725.60 2023/24



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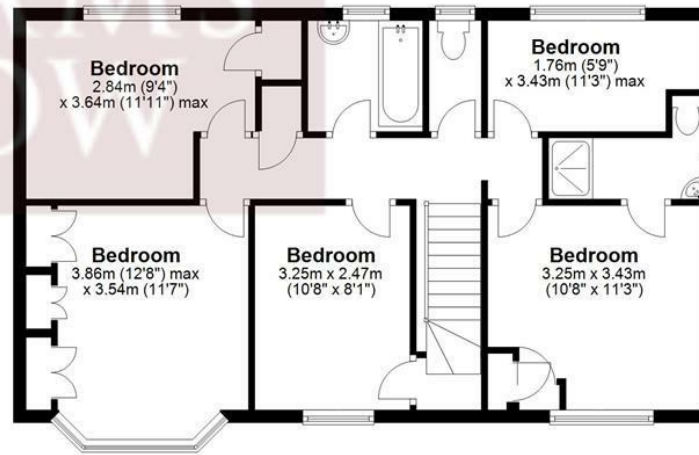
Ground Floor

Main area: approx. 70.6 sq. metres (760.2 sq. feet)
Plus garages, approx. 17.7 sq. metres (190.1 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.4 sq. feet)



Main area: Approx. 137.6 sq. metres (1480.6 sq. feet)

Plus garages, approx. 17.7 sq. metres (190.1 sq. feet)