



Chipstead Way, Banstead, Surrey  
Offers Over £575,000 - Freehold

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**WILLIAMS  
HARLOW**









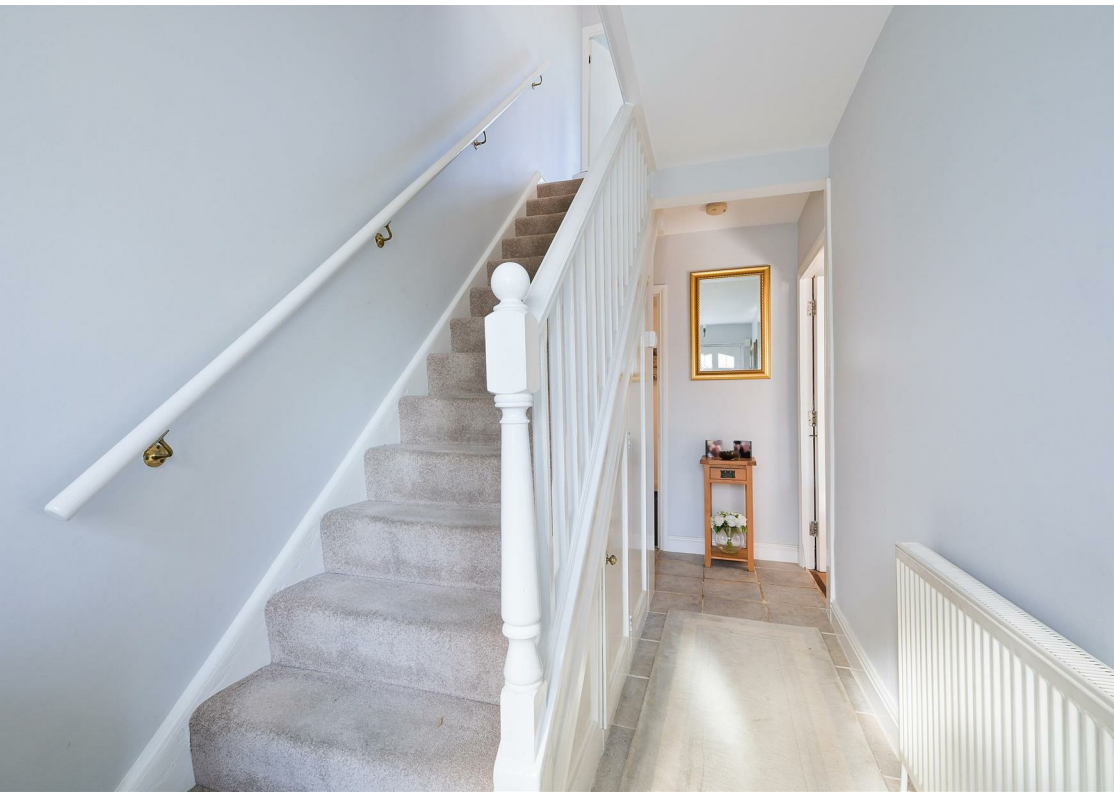














Nestled in the charming area of Chipstead Way, Woodmansterne, this delightful terraced house presents an excellent opportunity for families and individuals alike. Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking provision, accommodating up to two vehicles.

Moreover, the potential to extend the property opens up exciting possibilities for those looking to personalise their home further or increase its value. Whether you envision a larger living area, additional bedrooms, or a stunning garden space, the options are plentiful.

Woodmansterne is known for its friendly community and excellent local amenities, making it an ideal place to settle down. With good transport links and excellent schools, this property is perfectly positioned for both convenience and comfort.

In summary, this terraced house on Chipstead Way is a fantastic opportunity for anyone seeking a spacious family home with the potential for future development. Do not miss the chance to make this property your own.

## THE PROPERTY

The property is a handsome four bedroom terraced house which has been the subject of sympathetic loft extension to provide further accommodation. The property is well maintained however still offers potential to further modernise to a purchasers taste.

## OUTDOOR SPACE

The outdoor space comprises of a driveway suitable for parking two vehicles off street to the front with shrub borders. There

is access to the rear garden which is approximately 63 feet and garage which has been converted benefitting from lighting and power.

## 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 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.

## WHY YOU SHOULD VIEW

An excellent home with adaptable accommodation over three floors ideal for the aspiring family with parking to the front and access to all excellent local amenities.

## LOCAL BUSES

51 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

## 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.

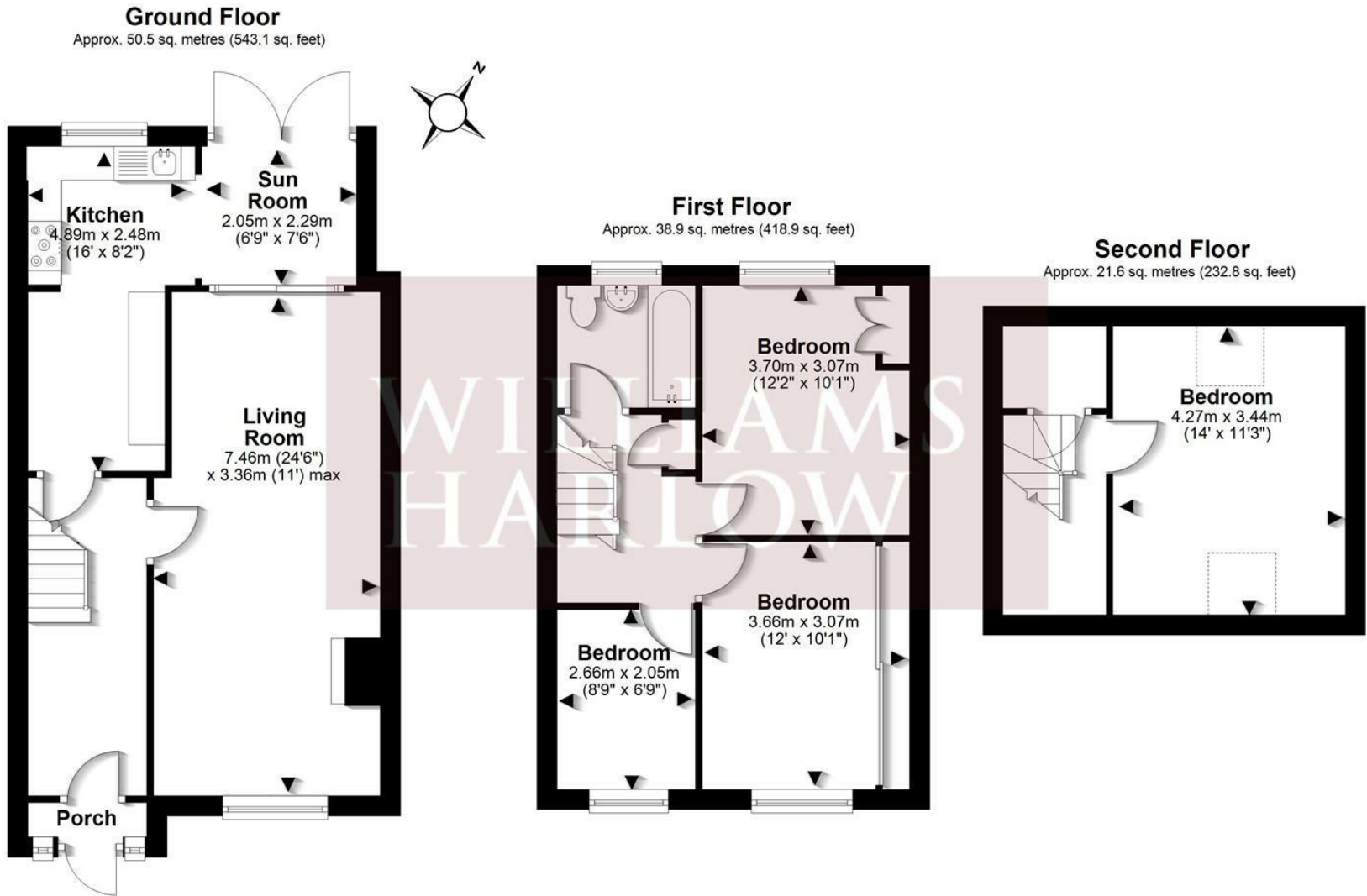
## COUNCIL TAX

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





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 area: approx. 111.0 sq. metres (1194.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC