

Chipstead Way Banstead, Surrey SM7 3JN

An opportunity to acquire an exceptionally well presented and sympathetically extended family home with accommodation over three floors with four bedrooms, main bathroom and en-suite, with stunning views to the rear over Chipstead Valley. The property offers two parking spaces, attached garage, a high standard kitchen plus separate utility room and all is within the catchment area of excellent local schools. Feature rear garden extending to approximately 87ft.
SOLE AGENTS

£735,000 - Freehold



ENTRANCE PORCH

Replacement door with windows either side with ornate tiled floor, coach lamp, giving access to the:

FRONT DOOR

Part glazed front door giving access through to the:

ENTRANCE HALL

Stairs rising to the first floor with attractive balustrade with understairs storage cupboard. Concealed radiator. Tiled flooring. Cupboard housing meters. Coving. Thermostat and time clock for the central heating.

SITTING ROOM

Attractive bay window to the front. Radiator. Fireplace feature with stone surround and hearth with inset electric flame effect fire. Coving. Panelled ceiling. Wall lights.

KITCHEN/DINING ROOM

Fitted to a very high standard comprising of Quartz work surfaces with a surface mounted induction hob with contemporary extractor above. A comprehensive range of cupboards and drawers below the work surface which incorporates a wine rack, dishwasher and freezer. A comprehensive range of eye level cupboards with underlighting. Plinth lighting. Coving. Downlighters. Contemporary radiator. Further range of in-built full height cupboards to the side of which there is a double oven and grill and large plate warmer below. Understairs storage cupboard with hanging. Window to the rear. Laminate flooring.

DINING ROOM AREA

Double opening French doors to the rear. 2 x radiators. Downlighters. Coving. Ample room for a dining room table. Continuation of the laminate floor.

CONSERVATORY

Bi-fold doors to the side. Continuation of the laminate flooring with underfloor heating. Downlighters. Wall mounted electric heater. Fine views.

UTILITY ROOM

Various run of work surface with inset stainless steel sink drainer with mixer tap. Various cupboards and drawers below the work surface. Plentiful room for domestic appliances and space for an upright fridge freezer. Eye level cupboards. Radiator. Tiled flooring. Connecting door to the rear. Access to the garage.

DOWNSTAIRS WC

Low level WC. Fully tiled walls. Wash hand basin with mixer tap. Vanity cupboards below. Obscured glazed window to the rear.

FIRST FLOOR ACCOMMODATION

Reached via a turn staircase with an attractive balustrade. Radiator. Stairs rising to the second floor.

BEDROOM TWO

Window to the front. Radiator. Picture rail. Coving. Comprehensive range of built in wardrobes running front to back providing useful hanging and storage.

BEDROOM THREE

Window to the rear with fine views. Wood effect flooring. Coving. Picture rail. Wall light. Radiator.

BEDROOM FOUR

Window to the front. Coving. Picture rail. Radiator.

FAMILY BATHROOM

Re-fitted to a high standard. White suite. Panel bath with mixer tap. Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls and tiled floor. Heated towel rail. Obscured glazed window to the rear. Linen cupboard housing the gas central heating boiler.

SECOND FLOOR ACCOMMODATION

LANDING

Obscured glazed window to the side.

MASTER BEDROOM

Well executed master bedroom with good ceiling height. 2 x velux windows to the front and eaves storage. Full height window to the rear affording stunning views over Chipstead Valley and beyond. Downlighters. Climate control unit. Radiator. Built in wardrobes providing useful hanging and storage.

EN-SUITE SHOWER ROOM

Large walk in shower with rain shower and wall mounted controls. Contemporary wash hand basin with vanity drawers and cupboards below. Low level WC. Obscured glazed window to the rear. Part tiled walls. Heated towel rail. Extractor. Downlighters.

OUTSIDE

FRONT

There is an area of lawn with well stocked flower/shrub borders.

PARKING

There is a well laid herringbone brick driveway providing parking for two vehicles located to the side of the property. Here you can access the property's front door and also the:

ATTACHED GARAGE

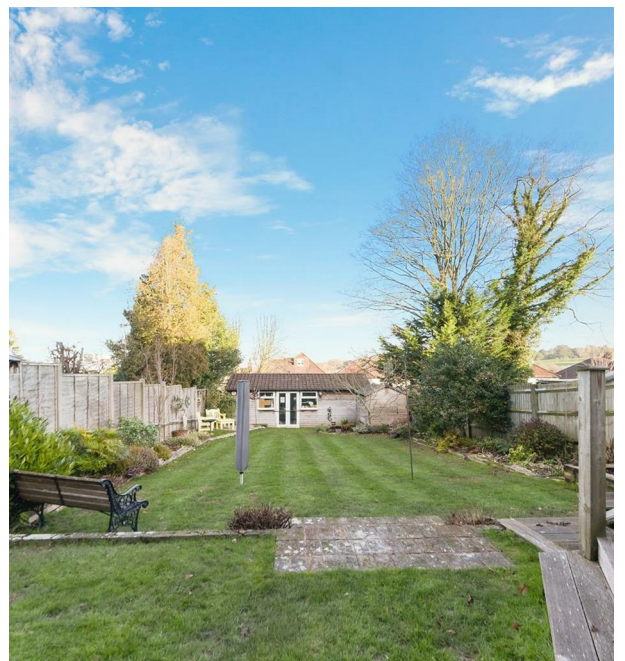
Up and over door to the front. Power and lighting. Connecting door with the utility room. Wall mounted consumer unit.

REAR GARDEN

26.52m length approximately (87'0 length approximately)
A particularly fine feature of the property with an elevated deck with wooden balustrade which is accessible from both the utility room and conservatory. Outside lighting. There are steps down to a further decked area with additional lighting and steps down to the remainder of the garden which is principally laid to two areas of lawn flanked by mature flower/shrub borders. Wooden garden shed located towards the end of the garden and a large workshop with power and lighting.

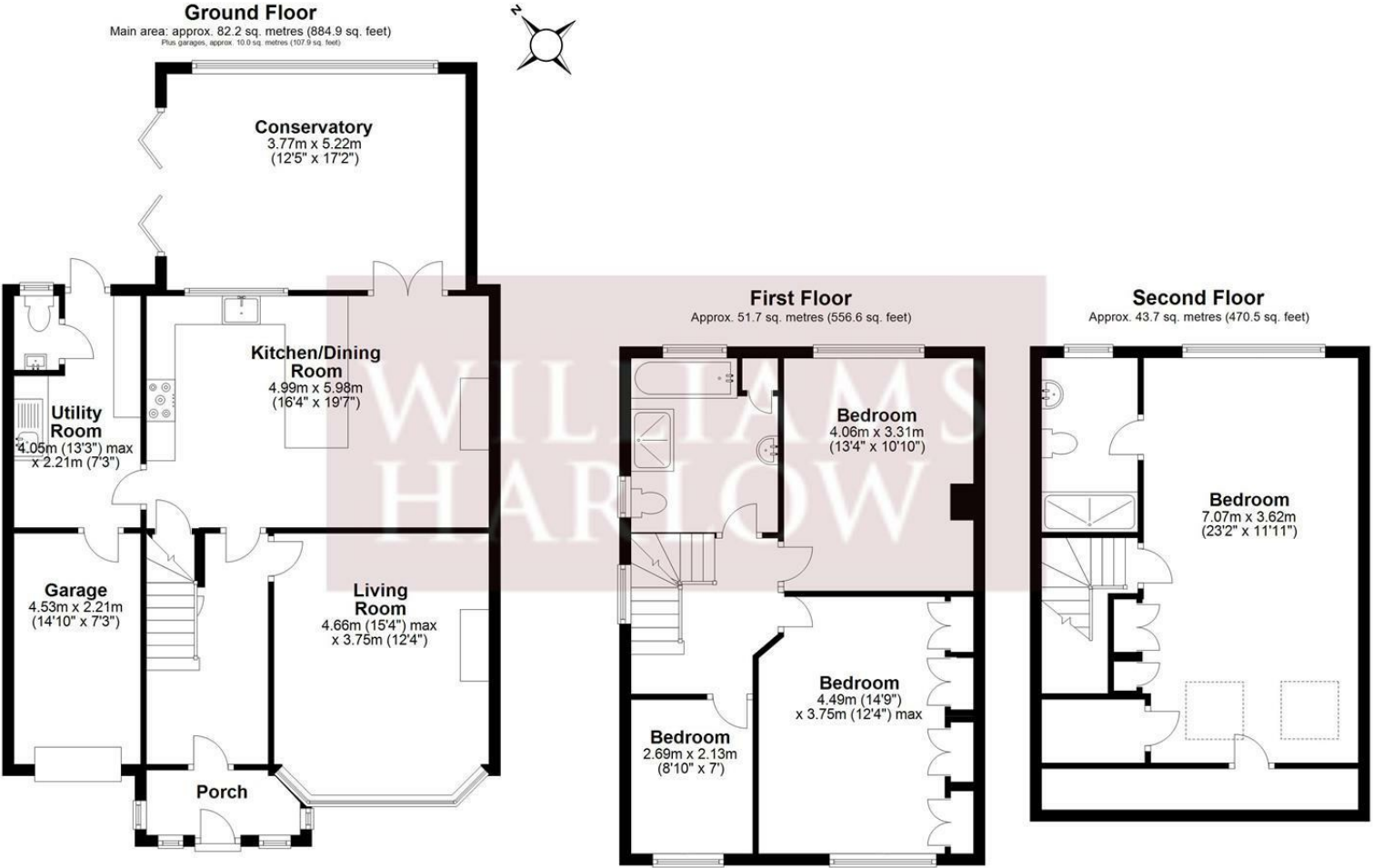
COUNCIL TAX

Reigate & Banstead, BAND E £2,732.11 2023/24

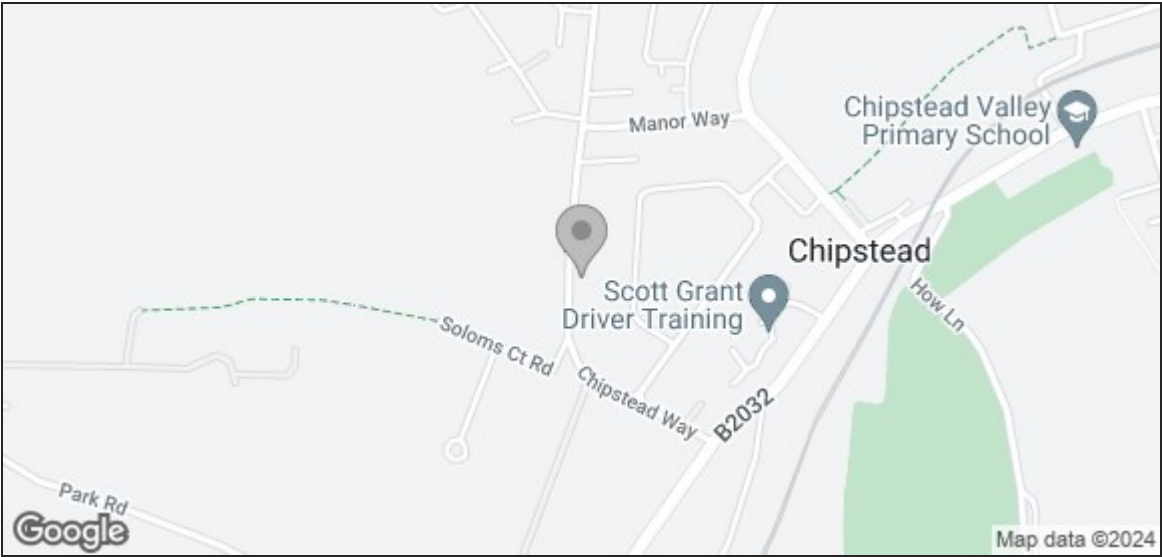


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WILLIAMS
HARLOW



Main area: Approx. 177.6 sq. metres (1912.0 sq. feet)
Plus garages, approx. 10.0 sq. metres (107.9 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		