



- *THREE BEDROOMS, OPEN PLAN LOUNGE TO DINING ROOM* *TASTEFULLY DECORATED THROUGHOUT,**
- MODERN KITCHEN AND BATHROOM* *DOUBLE GLAZED & GAS CENTRAL HEATING***
- *GROUND FLOOR EXTENSION, AN IDEAL SEATING AREA / BREAKFAST ROOM***
- *LARGE BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING***
- *GREAT OUTSIDE SPACE WITH AN IMPRESSIVE SUMMERHOUSE TO THE REAR OF THE GARDEN***

AN IMMACULATELY PRESENTED THREE BEDROOM HALLS ADJOINING FAMILY HOME benefitting from a secluded rear garden with great views over woodland. The house has a large through lounge dining room with a modern Kitchen and has been extended on the ground floor to create an open planned seating area opening onto the raised grey slate patio. The garden also has a Summerhouse with a large open decked seating area.

Boarded loft with ladder. **VIEWING HIGHLY RECOMMENDED!**

Chipstead Way, Banstead, Surrey, SM7 3JU

ASKING PRICE: £535,000 FREEHOLD



LOCATION

A great location for the family and for commuters into Croydon / Central London, Chipstead Railway Station is 0.8 miles away (approx - 15 minute walk) and Coulsdon Town Centre with a good selection of local shops and Supermarkets is approximately 1.5 miles away.

There are two local Primary Schools, Chipstead Valley and Woodmansterne both within half a mile and 0.8 miles of the property, respectively.

Open Countryside at Banstead Woods (250 acres of Ancient Woodland) is nearby including Chipstead Nature Reserve with many fine woodland walks, nature trails and rare chalk downland.

A GREAT LOCATION FOR ALL THE FAMILY!

ACCOMMODATION

ENTRANCE HALLWAY

An inviting Entrance Hall with a coved ceiling and radiator, staircase to the first floor landing, grey wood effect flooring, open plan to the Kitchen.

LOUNGE / DINING ROOM 24' 6" x 10' 10" (7.46m x 3.31m)

A bright and spacious room with a double glazed window to the front aspect, open plan to the Rear Extension/Seating Area, coved ceiling, grey wood effect flooring, TV point and two radiators.

KITCHEN 13' 1" x 6' 8" (4.00m x 2.02m)

A modern cream fitted Kitchen with a range of wall and base units with matching worksurfaces, one and a half bowl sink unit with a mixer tap, built in Electric Double Oven and Grill with a four ring Gas Hob with an Extractor Fan above, full size integral Dishwasher, space for a large fridge / freezer, space and plumbing for a washing machine, coved ceiling, tiled surrounds and tiled flooring leading into the Rear Extension.

GROUND FLOOR EXTENSION 6' 0" x 17' 1" (1.84m x 5.21m)

Large built in storage cupboards with a wall mounted gas central heating boiler. A great room with double patio doors to the rear patio and garden, double glazed windows to each side, tiled flooring throughout with underfloor heating.

FIRST FLOOR ACCOMMODATION

LANDING

Built in Airing Cupboard to one corner with a hot water tank, access to the boarded loft with ladder.

BEDROOM ONE 12' 2" x 10' 2" (3.72m x 3.10m)

Double glazed windows to the rear, two sets of 'IKEA' wardrobes to remain to either side of the chimney breast, radiator.

BEDROOM TWO 12' 1" x 10' 11" (3.68m x 3.33m)

Double glazed window to the front, radiator.

BEDROOM THREE 9' 10" x 6' 0" (3.00m x 1.83m)

Double glazed window to the front, built in cupboard, radiator.

BATHROOM 5' 8" x 6' 8" (1.72m x 2.02m)

Double glazed frosted window to the rear. Modern white suite comprising of a shaped panelled 'Shower Bath' with a mixer tap and a curved shower screen with a wall mounted electric shower fitment, pedestal wash hand basin and a low flush wc. Fully tiled surrounds and radiator.

OUTSIDE

FRONT DRIVEWAY

The front driveway has been block paved and provides ample off road parking for two/three vehicles. A path leads to the side of the house to secure side access via a wooden gate.



REAR GARDEN

A landscaped rear garden with lovely views from the rear raised paved patio. The garden has a part hedgerow and panelled fence surround plus an attractive Summerhouse with a large open wooden decked 'seating area'. Concrete base behind summerhouse with gate to rear access.

SUMMERHOUSE 9' 10" x 13' 1" (3.00m x 4.00m)

A recently constructed Summerhouse with power and light, wood effect vinyl flooring and painted walls and ceiling. There are two sets of windows to the front with a set of large double glazed doors leading into the Summerhouse. A great area to relax and entertain with 'family & friends'.

26/7/2021

AGENTS NOTE

Under the Estate Agents Act 1979 Section 21, we are declaring that one of the sellers of this property is a member of staff at PA. Jones Property Solutions, Caterham.



ENERGY PERFORMANCE CERTIFICATE (EPC)

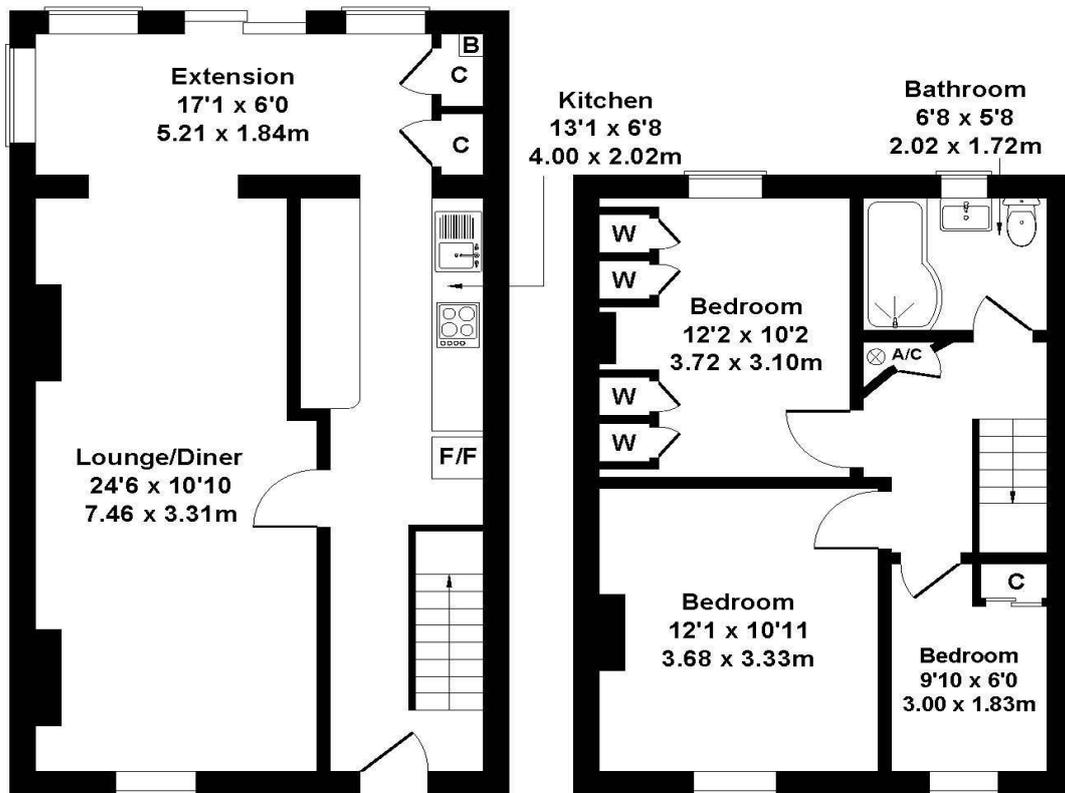
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOORPLAN

Chipstead Way

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.





DATA PROTECTION ACT 1998

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