



Chipstead Way, Banstead

Offers In Excess Of £500,000 Freehold

- Terraced Home
- Three Bedrooms
- Open Plan Living/Dining/Kitchen
- Conservatory/Utility Area
- Bonus Loft Room
- Well Presented
- Driveway With Off Street Parking
- Sought After Road
- South facing garden
- Close To Local Amenities

Located in a popular residential street in Woodmansterne is this beautifully presented three bedroom home.

This lovely home is positioned within easy reach of local amenities, as well as Coulsdon station a short drive away with links to London, along with Banstead High street.

The property comprises an entrance hallway which leads into the open plan kitchen/dining/living area, with a front aspect window, sliding patio doors to the rear and a feature fireplace in the dining area. The



kitchen comprises a range of base level cupboards and drawers with space for a Range oven and other utilities, the conservatory can be used as a utility area, with windows overlooking the south facing garden.

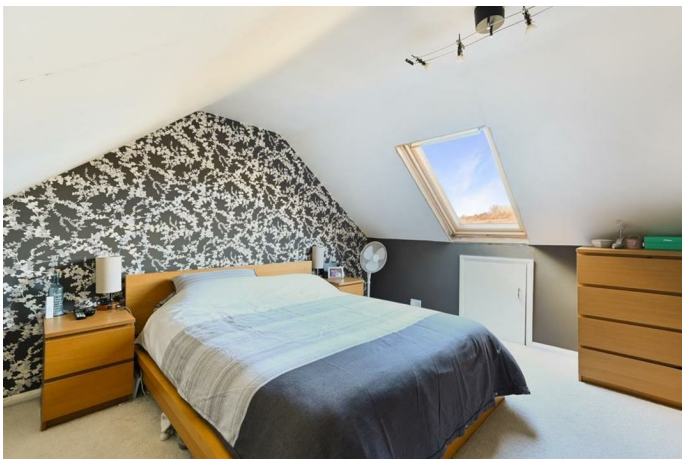
On the first floor there are three bedrooms, two doubles and a single, and the family bathroom.

On the second floor is a usable loft space with access to eaves storage.

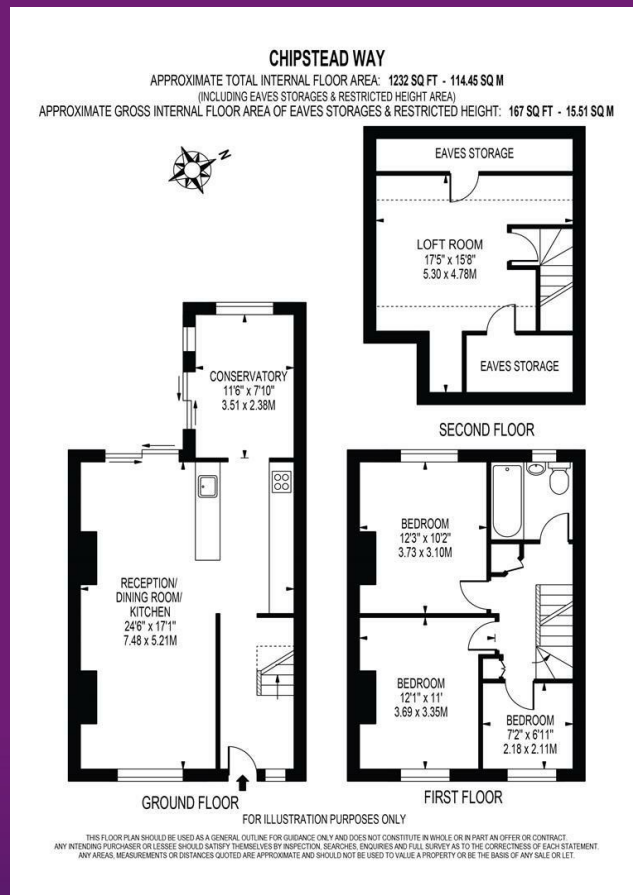
Outside to the front there is a driveway with parking. The rear garden is mainly laid to lawn with a patio area across the rear of the property, ideal for outside dining.

Chipstead Way is a popular residential area surrounded by countryside yet occupying a convenient location just a short drive from Banstead and Coulsdon with their wide range of shopping facilities, supermarkets, restaurants and café although there is a convenience store and a pub within walking distance.

There is an excellent choice of schooling both state and independent. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport. There are also many acres of open green belt countryside surrounding the property to enjoy.







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	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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