

Outwood Lane Chipstead, Surrey CR5 3NA

A beautiful detached character home with TWO / THREE bedroom. The property also has a refitted kitchen and bathroom and is in immaculate order throughout. There are attractive gardens with cellar storage below, parking for two cars to the front alongside a double length garage to the side. All is sold with the benefit of NO ONWARD CHAIN and is within a short walk of Chipstead mainline station and local shops at Chipstead. SOLE AGENTS

Asking Price £499,950 - Freehold



FRONT DOOR

Replacement front door with window to side, under canopy with outside light, giving access to:

ENTRANCE HALL

4.01m x 2.06m (13'2 x 6'9)

2 x radiators. Wooden flooring. Stairs to the first floor. 2 x understairs storage cupboards to the side of which there is a cloaks cupboard. Alarm control panel. Thermostat for the gas central heating.

LOUNGE

6.71m x 3.53m (22'0 x 11'7)

Triple aspect room with window to front, window to side and double opening french doors with windows to either side enjoying a pleasant outlook over the rear garden. 2 x radiators. Serving hatch to kitchen. Exposed beamed ceilings. Fireplace feature with brick surround with inset gas flame effect fire.

DINING ROOM

3.12m x 2.24m (10'3 x 7'4)

Bay window to front. Radiator. Plate rail.

RE-FITTED KITCHEN

4.80m x 2.57m (15'9 x 8'5)

A modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Surface mounted electric hob. Integral dishwasher, integral fridge and integral freezer. Radiator. Eye level cupboard. Wall mounted time clock for the central heating. Continuation of wooden flooring. Good sized larder cupboard. Connecting door to the side, window to rear and part tiled walls.

BATHROOM

Re-fitted Bathroom. White suite. Panel bath with wall mounted mixer taps . shower attachment on riser rail. Wash hand basin with mixer tap. Low level WC. Fully tiled walls. Coving. Tiled floor. Heated towel rail. Obscured glazed window to side.

FIRST FLOOR ACOMMODATION

LANDING

Window to rear. 2 x eaves storage access points.

BEDROOM ONE

4.78m x 3.58m (15'8 x 11'9)

Double aspect room with window to front and window to side. 2 x storage cupboards with shelving. Further cupboard housing header tank with hanging rail.

BEDROOM TWO

4.78m x 3.45m (15'8 x 11'4)

Double aspect room with window to front and side. Access to eaves storage cupboard. Fitted wardrobes. Cupboard with shelving. 2 x further cupboards providing hanging and storage shelves.

OUTSIDE

FRONT

There is a well laid driveway suitable for parking two vehicles. off street. Further paving providing access to the front door and a central area of garden laid to lawn with flower and shrub borders.

ATTACHED DOUBLE LENGTH GARAGE

Electronically controlled roller door to the front. Power and lighting. Connecting door to the rear.

REAR GARDEN

18.92 long x 11.74 (62'0" long x 38'6")

There is a patio expanding the immediate rear width of the property with steps down to the remainder of the garden which is principally laid to lawn with flower and shrub borders. The garden can be accessed via a wooden garden gate to the side of the property. Outside security lighting.

CELLAR

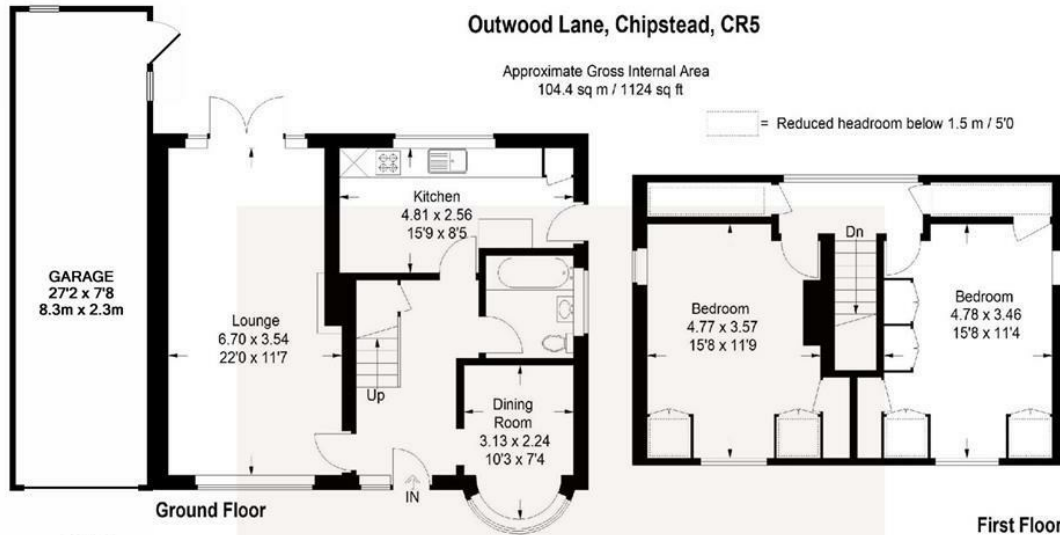
Accessed from the rear patio with steps down providing useful storage. Here is where gas central heating boiler is located.



Outwood Lane, Chipstead, CR5

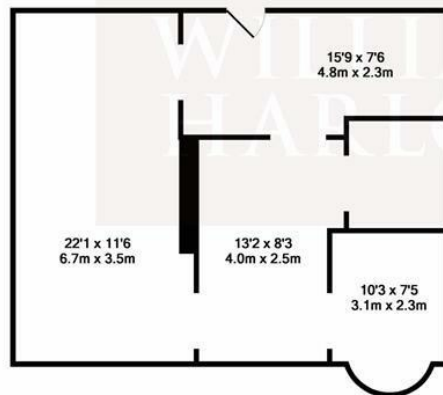
Approximate Gross Internal Area
104.4 sq m / 1124 sq ft

□ = Reduced headroom below 1.5 m / 5'0"



GARAGE
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

First Floor



CELLAR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID459799)



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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