



Quiet Village Location

exclusive to

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Chipstead

Banstead Village 2.5 miles London by rail 35 minutes
from Chipstead or 20 minutes from Coulsdon South
M23/M25 Intersection 10 minutes

All times and distances are approximate

Set overlooking the central green in this in
quiet cul-de-sac a two bedroom semi-
detached cottage in the centre of Chipstead
Village.

- | Entrance Hall
- | Kitchen
- | Sitting-Dining Room
- | Bathroom
- | Utility Room
- | Storage Room
- | 2 Bedrooms
- | Large Garden

Price:£ 425,000



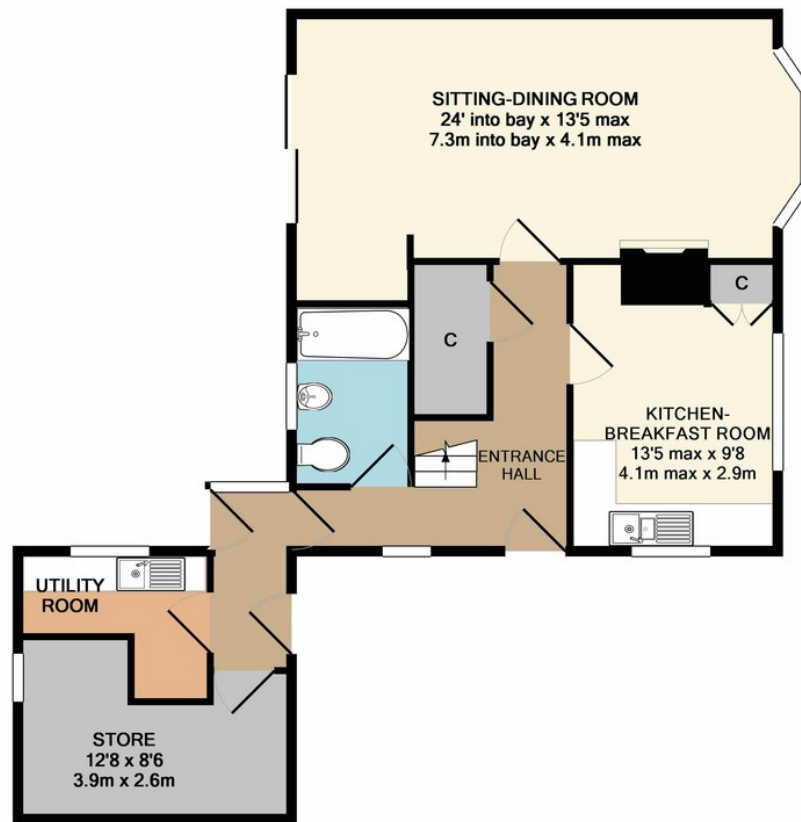


Located in the centre of the sought after village of Chipstead with its pond, pub-restaurant and picturesque open spaces. The village is renowned for its sporting and cultural societies and is well placed for access to Banstead, Coulsdon, Croydon and Reigate. Chipstead has a station with reliable services to London with faster services available at Coulsdon South some 3 miles away. The M25 can be accessed at Junction 7 or 8 (Merstham or Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively.

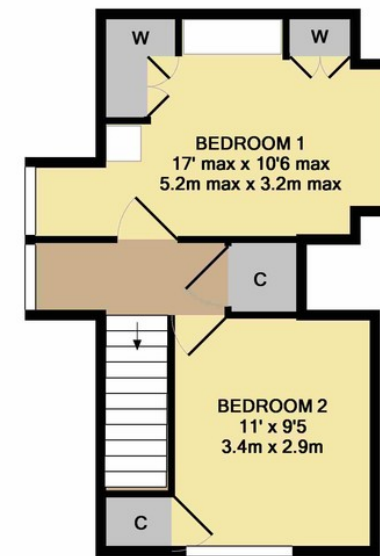
Set to the rear of this quiet cul-de-sac this semi-detached cottage offers flexible accommodation across two floors. The large Sitting-Dining Room feature a bay window to the front and patio doors to the garden to the rear. further to the kitchen and bathroom on the ground floor is a side-entrance, utility room and internal storage room. On the first floor are the two double bedrooms and a wealth of storage. The garden is large and largley split into two parts, forming an ideal space for both decorative and kitchen gardens.

Quiet Cul-de-Sac Location | In the centre of the Village | Built-in wardrobes to principal bedroom | Sitting-Dining Room of some 23ft | Two Double Bedrooms | Storage Room | Garden of some 30' by 65' | Utility Room | Double Glazed Windows | Gas Central Heating



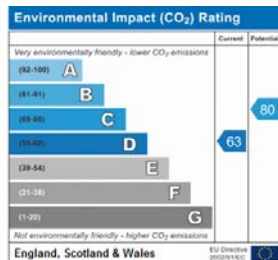
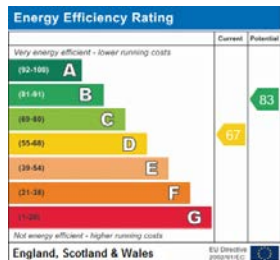


GROUND FLOOR
APPROX. FLOOR
AREA 732 SQ.FT.
(68.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 332 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1064 SQ.FT. (98.8 SQ.M.)
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a viewing appointment

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