

## How Lane Chipstead, Surrey CR5 3LL

An opportunity to acquire a Victorian sympathetically extended semi-detached property ideally situated for the London commuter affording the opportunity to walk to Chipstead's mainline station in about 10 minutes. The property benefits from four reception rooms, three double bedrooms, allocated parking for two vehicles, attractive landscaped gardens to the front, side and rear. The property retains a wealth of original features throughout. **SOLE AGENTS**

Asking Price £625,000 - Freehold





## FRONT DOOR

Replacement front door with fantail window and outside security lights under recessed canopy. Giving access through to:

## ENTRANCE HALL

4.09m x 1.24m (13'5 x 4'1)

Original quarry tiled floor. Window to front. Half height panelling. Coving. Large understairs storage cupboard housing meters and circuit breakers. Further storage cupboard under window

## SITTING ROOM

4.34m x 3.43m (14'3 x 11'3)

Window to front. Concealed radiator. Exposed wooden flooring. Coving. Victorian fireplace feature with open fire and wooden mantle above.

## LOUNGE

4.72m x 3.66m (15'6 x 12'0)

Double aspect room with two windows to side and double opening french doors with windows either side enjoying a pleasant outlook over the rear garden. Wooden flooring. Victorian fireplace feature with inset gas flame effect fire. 2 x radiators.

## DINING ROOM

4.52m x 3.20m (14'10 x 10'6)

Original quarry tiled floor. Fireplace feature with inset range wooden mantle above. Coving. Radiator. Stairs rising to the first floor behind doorway. Opening through to:

## KITCHEN

3.35m x 2.62m (11'0 x 8'7)

Well fitted with a modern range of wall and base units comprising of slate work surfaces incorporating 1 1/2 bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with space and plumbing for washing machine and dishwasher. Fitted double oven and grill. Surface mounted halogen hob with chimney extractor above. Integral fridge and freezer, wine rack. A comprehensive range of eye level cupboards benefitting from underlighting. 2 x velux windows to rear and further window to rear. Tile effect flooring. Downlighters.

## DOWNSTAIRS WC

WC. Window to rear. Wash hand basin with tiled splashback. Continuation of the tile effect flooring.

## CONSERVATORY

3.15m x 2.36m (10'4 x 7'9)

Windows to both sides and door to the rear. There is wood effect flooring. All enjoys a pleasant outlook over the rear garden.

## FIRST FLOOR ACCOMMODATION

## LANDING

Reached by a turn staircase. Access to loft void. Radiator.

## MASTER BEDROOM

4.17m x 3.66m (13'8 x 12'0)

Double aspect with window to rear and side. Radiator. A comprehensive range of built in wardrobes.

## EN-SUITE SHOWER ROOM

Large fully enclosed shower cubicle. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Part obscured glazed window to front. Fully tiled walls. Downlighters. Ceiling mounted extractor. Heated towel rail.

## BEDROOM TWO

4.62m x 3.18m (15'2 x 10'5)

Window to rear. Radiator. Overstairs storage cupboard. Coving.

## BEDROOM THREE

3.40m x 3.05m (11'2 x 10'0)

Window to front. Radiator. Fitted wardrobes and dressing table.

## RE-FITTED MAIN BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with tap and cupboards below. Illuminated mirror incorporating a shaver point. Cupboard housing the gas central heating boiler. Fully tiled walls. Heated towel rail. Part obscured glazed window to the front.

## OUTSIDE

### FRONT

There is a small front garden which is principally paved.

### PARKING

There are two off street parking spaces. To one side there is access to the front door and via a wooden garden gate this gives access to:

### REAR GARDEN

There is a patio immediately to the rear of the property, outside security lighting and outside tap. A wooden garden shed. There are retaining sleeper walls incorporating an ornamental garden pond. The remainder of the garden is laid mainly two areas of level lawn well stocked with an array of flower/shrub borders and some mature trees. The garden enjoys a good degree of privacy.

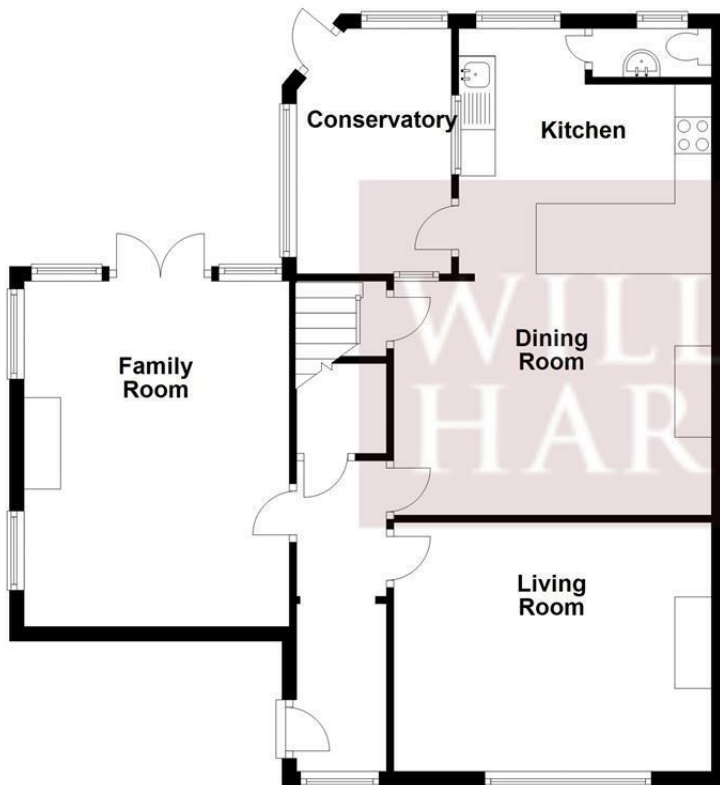






### Ground Floor

Approx. 75.0 sq. metres (807.2 sq. feet)

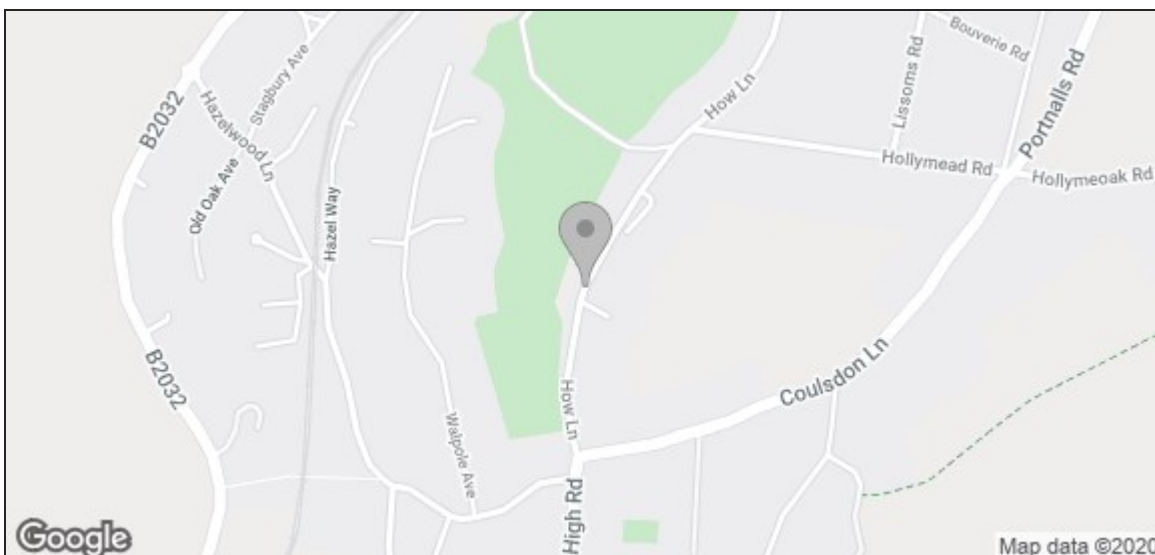


### First Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 134.2 sq. metres (1444.5 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		68	80
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	74
England & Wales EU Directive 2002/91/EC			