



Available for the first time in 65 years

exclusive to

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# Chipstead CR5

Banstead 3 miles Coulsdon 2 miles  
London by rail 35 minutes from Chipstead  
or 25 minutes from Coulsdon South  
M25/M23 Intersection 15 minutes  
*All times and distances are approximate*

Great potential in this quiet, private close.  
This detached house has the perfect  
location amongst homes of similar and  
higher value, creating a rare opportunity for  
further extension and refurbishment to  
enhance the good size family  
accommodation. Available with no onward  
chain.



- Entrance Lobby Hall Cloakroom
- Sitting Room Dining Room
- Kitchen - Breakfast Room Rear Lobby
- 4 Bedrooms 2 Bathrooms including 1 Ensuite
- Attached Garage
- Around 60' Deep Frontage with Ample Parking
- Some 150' Rear Garden

Price £750,000





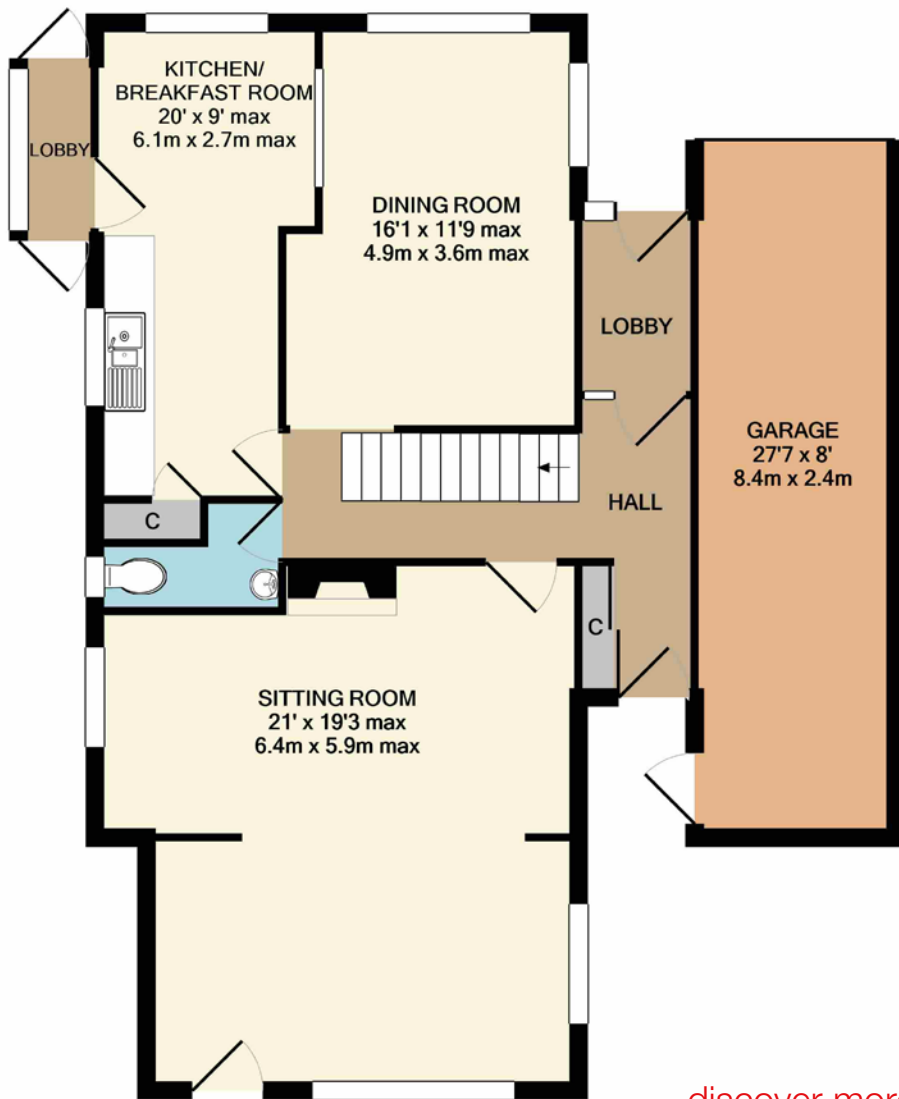
This attractive location is also remarkably accessible. There are rail services to London from Chipstead Station and faster services from nearby Coulsdon South, and the M25/M23 intersection is within a few minutes' drive. Banstead Village is around 2 miles away and has excellent High Street shopping and a choice of local schooling, whilst Chipstead Village retains its tranquil, rural charm with village pond, local pub and restaurant, sports clubs, theatre and abundant open countryside.

Individually designed and built in 1955, this good size home has been extended over the years and now offers the opportunity for the next owners to update and extend further in this quiet, private and high-value location. Available for the first time in 65 years, the house is available with no onward chain.

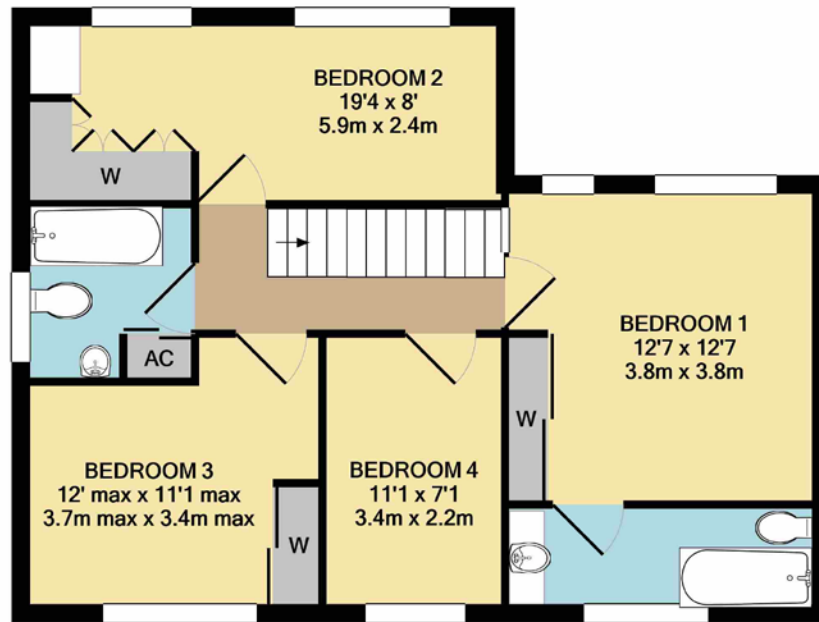


21' x 19' Sitting Room overlooking the garden | Fitted Kitchen with Breakfast Area | Two Bathrooms, One Being Ensuite | 27'7 x 8' Garage | Deep Frontage with space for several cars | Lovely secluded Garden of some 150' x 50' | Scope for Extension and Updating | Same ownership for 65 Years | Private Cul De Sac Location | No Onward Chain



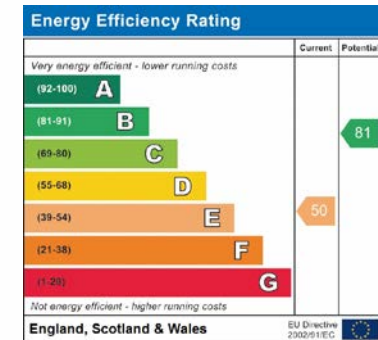


GROUND FLOOR  
APPROX. FLOOR  
AREA 1116 SQ.FT.  
(103.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 664 SQ.FT.  
(61.7 SQ.M.)

**TOTAL FLOOR AREA**  
1781 SQ FT / 165.4 SQ M



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a viewing appointment

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