



Chipstead Way, Banstead



# Offers In The Region Of Freehold

- Stunning open plan living
- Backing onto cricket green
- Three bedrooms
- Integrated kitchen
- Large driveway
- Close to local schools
- Potential to extend stpp
- Detached garage



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

The home boasts an excellent example of open plan living, with the added bonus of a detached garage along with stunning views to the rear over the cricket green which can be accessed via the back gate.

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.

Upon entry you are immediately welcomed by the abundance of light and airy feel by the entrance

hallway. This leads down to the absolutely stunning kitchen / dining space which includes integrated appliances. Alongside the dining area is the lounge area to the front of the property which is double aspect creating a lovely homely feel.

Upstairs there are two double bedrooms both with fitted wardrobes, a smaller third bedroom / study, as well as the family bathroom. There is a loft space with ample storage which could also be converted stpp. Outside there is a a mainly laid to lawn garden with a patio area, detached garage, and a rear gate to the cricket green. The front of the property has a large driveway for a number of cars.

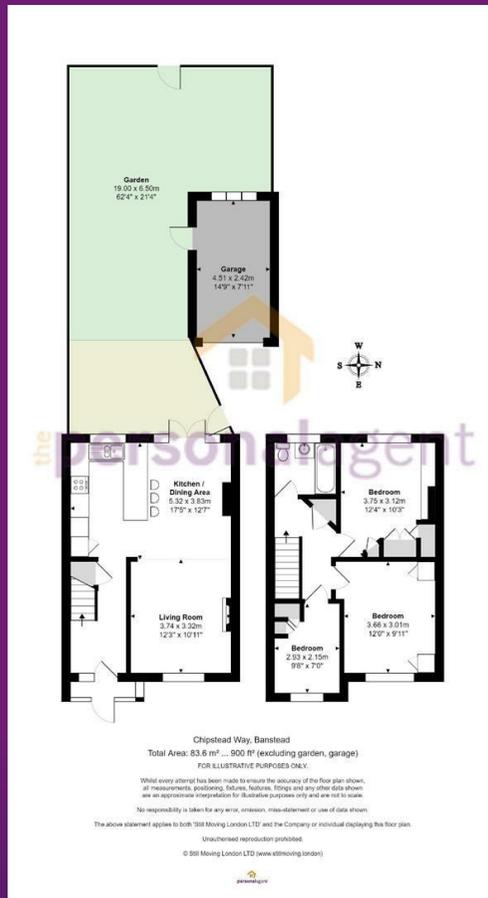
Chipstead Way is a popular residential area

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.

Both Woodmansterne and Chipstead stations are within close proximity and provide services to London (London Bridge from 39 and 42 minutes and Victoria from 44 and 47 minutes respectively) together with bus routes serving the local area. Woodmansterne Primary School is within a mile away and Banstead Woods can also be found close by.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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