



CHIPSTEAD WAY, BANSTEAD, SURREY, SM7

£635,000

FREEHOLD

Winkworth





CHIPSTEAD WAY

BANSTEAD, SURREY, SM7

AN ATTRACTIVE AND WELL-PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL ROAD WITH A LEVEL WALK TO LOCAL SHOPS

This house has been extended and modernised by the current owners, and offers bright and spacious living accommodation throughout. The house is conveniently located within easy reach of Woodmansterne Village. Well-regarded schools, local shops and amenities, as well as good transport links are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



CHIPSTEAD WAY
BANSTEAD, SURREY, SM7

This well-presented four bedroom house has a modern contemporary feel inside and out.

The property has been extended and offers generous accommodation over three floors with the ground floor comprising of entrance hall, living room to the front, a separate dining room, a fantastic open plan kitchen/breakfast room with a breakfast bar and a full compliment of integrated appliances, an adjacent utility room and downstairs shower room. French doors lead into the garden.

The first floor offers two double bedrooms and a family bathroom, with a further single bedroom which is currently used as a study. The second floor provides another double bedroom with built-in wardrobes and an ensuite shower room.

Outside, the front has a private driveway offering off road parking for two cars and gated access to the rear garden. To the rear of the property, there is an attractively laid out landscaped garden which can be accessed from the kitchen/breakfast room. This takes you straight onto the large patio area, with the rest mainly laid to lawn with a selection of shrub borders. There is also a garden shed providing useful storage space.

The area has well-regarded schools and local shops can be found in Woodmansterne, with a more comprehensive range of shopping and leisure facilities in Banstead Village.



BANSTEAD OFFICE

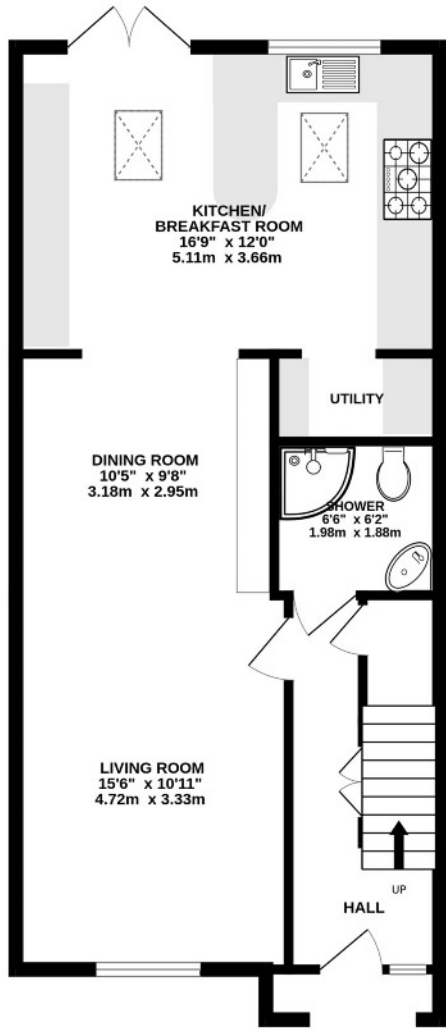
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AT A GLANCE...

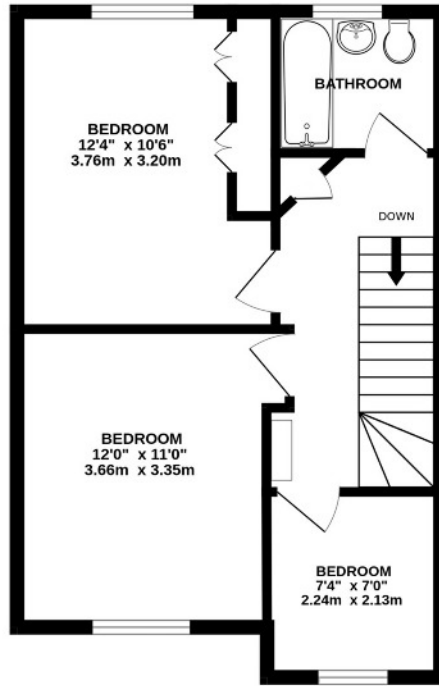
- Entrance Hall
- Living Room - 15'6" x 10'11" (4.72m x 3.33m)
- Kitchen/Breakfast Room - 16'9" x 12'0" (5.11m x 3.66m)
- Dining Room - 10'5" x 9'8" (3.18m x 2.95m)
- Utility Space
- Downstairs Shower Room - 6'6" x 6'2" (1.98m x 1.88m)
- Bedroom 1 - 16'5" x 10'1" (5.00m x 3.07m)
- Ensuite Shower
- Bedroom 2 - 12'0" x 11'0" (3.66m x 3.35m)
- Bedroom 3 - 12'4" x 10'6" (3.76m x 3.20m)
- Bedroom 4 - 7'4" x 7'0" (2.24m x 2.13m)
- Family Bathroom
- Private Driveway
- Garden - 40' (12.19m) approx



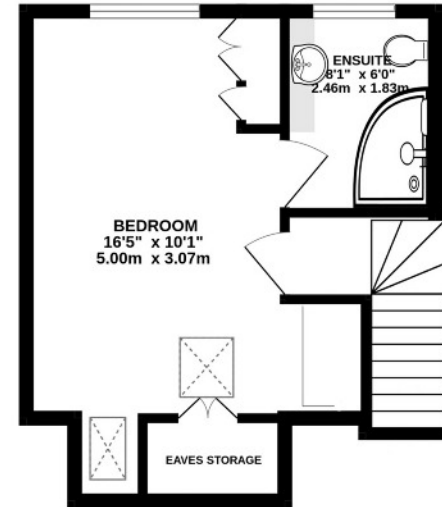




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Chipstead Way, Banstead
INTERNAL FLOOR AREA (APPROX.) 1390 sq ft/ 129.0 sq m
Garden extends to 40' (12.19m) approx.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	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			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	



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See things differently.