



**CHIPSTEAD WAY,** BANSTEAD, SURREY, SM7

**£585,000**

FREEHOLD

**Winkworth**





## CHIPSTEAD WAY

BANSTEAD, SURREY, SM7

**THIS WELL PRESENTED FOUR BEDROOM  
SEMI-DETACHED HOUSE HAS BEEN  
EXTENDED INTO THE LOFT AND OFFERS  
GENEROUS SPACE OVER THREE FLOORS**

This house has been meticulously maintained 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

The property has been thoughtfully extended and offers generous accommodation over three floors with the ground floor comprising of entrance hall, downstairs WC, living room to the front with a feature fireplace, an open plan kitchen/dining room with a breakfast bar and a range of appliances, double doors leading into the conservatory which affords a lovely view of the garden.

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

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 garden which can be accessed via the conservatory. This takes you straight onto the large patio area, with the rest mainly laid to lawn with a selection of mature shrub borders. There is also a delightful covered seating area at the end of the garden.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

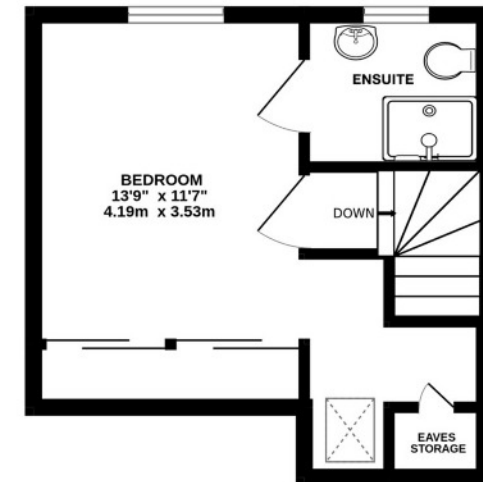
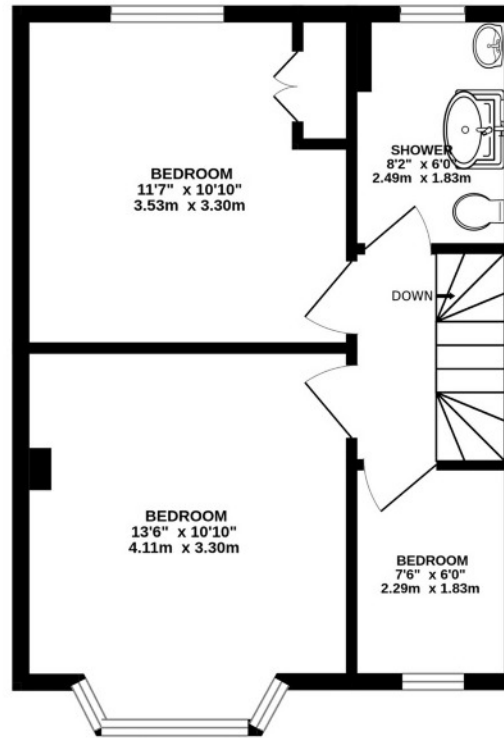
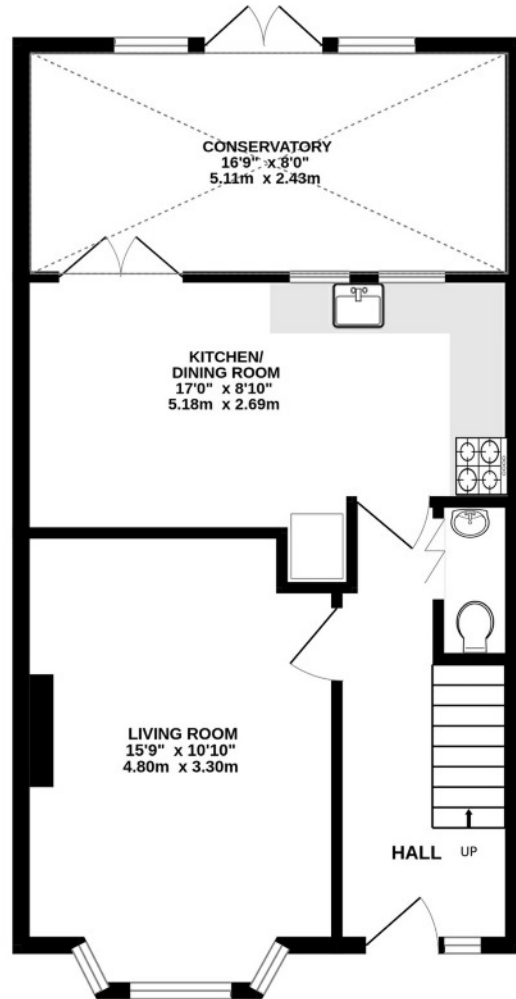
### AT A GLANCE...

- Entrance Hall
- Living Room - 15'6" x 10'11" (4.72m x 3.33m)
- Kitchen/Dining Room - 16'9" x 12'0" (5.11m x 3.66m)
- Conservatory - 10'5" x 9'8" (3.18m x 2.95m)
- Downstairs WC
- Bedroom 1- 13'9" x 11'7" (4.19m x 3.53m)
- Ensuite Shower
- Bedroom 2 - 13'6" x 10'10" (4.11m x 3.30m)
- Bedroom 3 - 11'7" x 10'10" (3.53m x 3.30m)
- Bedroom 4 - 7'6" x 6'0" (2.29m x 1.83m)
- Family Shower Room - 8'2" x 6'0" (2.49m x 1.83m)
- Eaves Storage
- Private Driveway
- Garden - 102' (31.09m) approx





**Chipstead Way, Banstead**  
 INTERNAL FLOOR AREA (APPROX.) 1184 sq ft/ 110.0 sq m  
 Garden extends to 102' (31.0m) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		101
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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## Banstead office

100 High Street, Banstead, SM7 2NN  
01737 362 362 | [banstead@winkworth.co.uk](mailto:banstead@winkworth.co.uk)

[winkworth.co.uk/banstead](https://www.winkworth.co.uk/banstead)

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