



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

**£529,950**

FREEHOLD

**Winkworth**









## CHIPSTEAD WAY

BANSTEAD, SURREY, SM7

**AN IMMACULATELY PRESENTED THREE  
BEDROOM SEMI DETACHED HOUSE IN A  
POPULAR TREE-LINED ROAD, WITH A LOVELY  
REAR OUTLOOK.**

This house has been beautifully maintained by the current owner, 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 immaculate three bedroom house has a modern contemporary feel inside and out.

The ground floor accommodation briefly comprises; covered storm porch, through lounge/dining room with a bay window to the front and a feature fireplace, and french doors opening into the garden at the rear, a modern fitted kitchen incorporating some integrated appliances, as well as another single door to the garden.

The modern finish continues on the first floor which provides two double bedrooms a family bathroom, and a further single bedroom.

Outside to the front, the paved area provides off street parking, and the shared driveway gives access to the detached garage and the garden. The beautiful rear garden is mainly laid to lawn with mature shrub borders, a patio area adjacent to the house, and benefits from backing onto the Woodmansterne Street Recreation Ground.

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





## BANSTEAD OFFICE

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### AT A GLANCE...

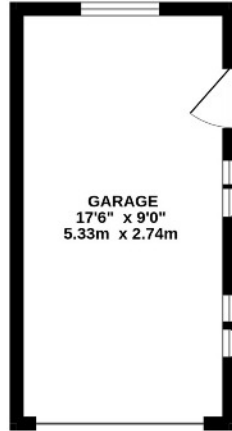
- Covered Storm Porch
- Hallway
- Living/Dining Room - 25'2" x 11'0" (7.67m x 3.35m)
- Kitchen - 13'0" x 6'5" (3.96m x 1.96m)
- Bedroom 1 - 12'6" x 10'0" (3.81m x 3.05m)
- Bedroom 2 - 12'2" x 10'0" (3.11m x 3.05m)
- Bedroom 3 - 9'7" x 7'11" (2.92m x 2.41m)
- Family Bathroom - 6'7" x 5'8" (2.01m x 1.73m)
- Detached Garage - 17'6" x 9'0" (5.33m x 2.74m)
- Garden - 65' (19.81m) approx
- Council Tax band - E



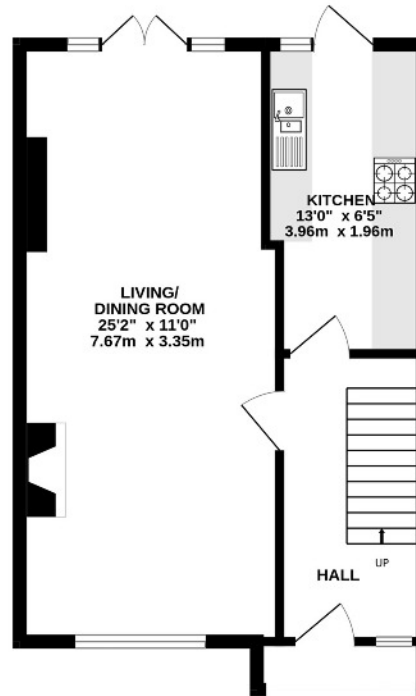




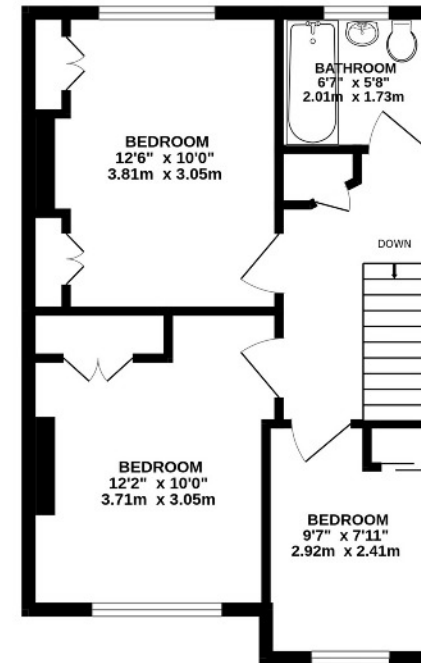




**Chipstead Way, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 877 sq ft/ 81.5 sq m  
Including Garage 1035 sq ft/ 96.1 sq m  
Garden extends to 65 ft/ 19.81 sq m.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(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

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