



OUTWOOD LANE, CHIPSTEAD, SURREY, CR5

£725,000

FREEHOLD

Winkworth





OUTWOOD LANE

CHIPSTEAD, SURREY, CR5

THIS FABULOUS FIVE BEDROOM SEMI-DETACHED HOUSE HAS BEEN LOVINGLY MAINTAINED BY THE CURRENT OWNERS, AND IS WELL PRESENTED THROUGHOUT.

This charming property is conveniently located just a short walk from Tesco Express, Chipstead Station Parade and Mainline Railway Station, and also within easy reach of Banstead Village with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.



OUTWOOD LANE CHIPSTEAD, SURREY, CR5

The property has an attractive frontage, and the generous driveway provides off street parking for several cars.

Once inside, it is very apparent that this house has been beautifully maintained by the owner. The welcoming hallway has a lovely homely feel. The dining room to the front benefits from a bay window, whilst the rear living room has a small feature fireplace and also has modern french doors opening onto the garden. The kitchen is also located at the rear of the property with a view of the garden, and has a range of appliances and high and low level white gloss units. A separate family room completes the ground floor.

A turning staircase leads to the upstairs which has five bedrooms in total, including the principal bedroom with an ensuite shower, three further double bedrooms, a single bedroom, all served by a family bathroom and separate WC.

The delightful rear garden is south east facing, has a patio adjacent to the house, is mainly laid to lawn with a selection of mature shrub and hedge borders, and a shed for storage at the end of the garden.

All in all a superb house in a very convenient location, close to well-regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside with country pubs, where fine walks and sporting pursuits such as golf can be enjoyed.

BANSTEAD OFFICE

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AT A GLANCE...

- Covered Storm Porch
- Entrance Hall
- Living Room - 16'1" x 11'7" (4.90m x 3.53m)
- Dining Room - 14'3" x 12'9" (4.34m x 3.89m)
- Kitchen/Breakfast Room - 12'2" x 9'5" (3.71m x 2.87m)
- Family Room - 13'6" x 6'2" (4.11m x 1.88m)
- Cloakroom
- Bedroom 1 - 14'5" x 12'10" (4.39m x 3.91m)
- Ensuite Shower
- Bedroom 2 - 14'5" x 12'10" (4.39m x 3.91m)
- Bedroom 3 - 12'11" x 11'9" (3.94m x 3.58m)
- Bedroom 4 - 12'11" x 11'9" (3.94m x 3.58m)
- Bedroom 5 - 11'5" x 7'0" (3.48m x 2.13m)
- Family Bathroom
- Separate WC
- Rear Garden - 83' (25.29m) approximately
- Council Tax Band - F



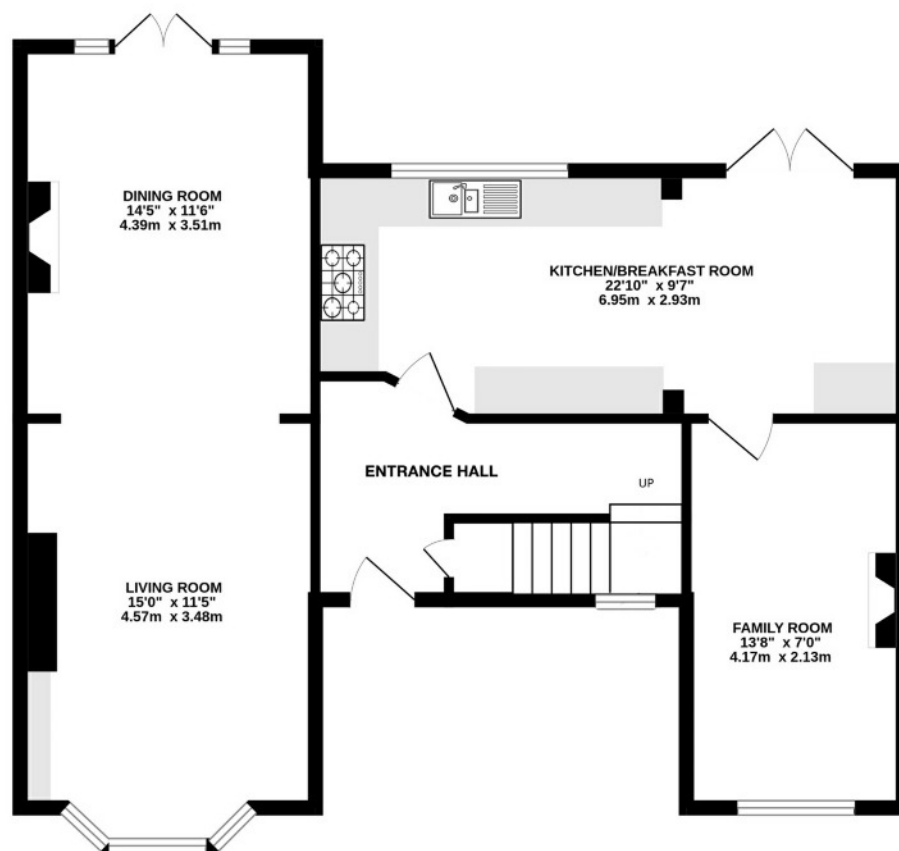


Outwood Lane, Coulsdon

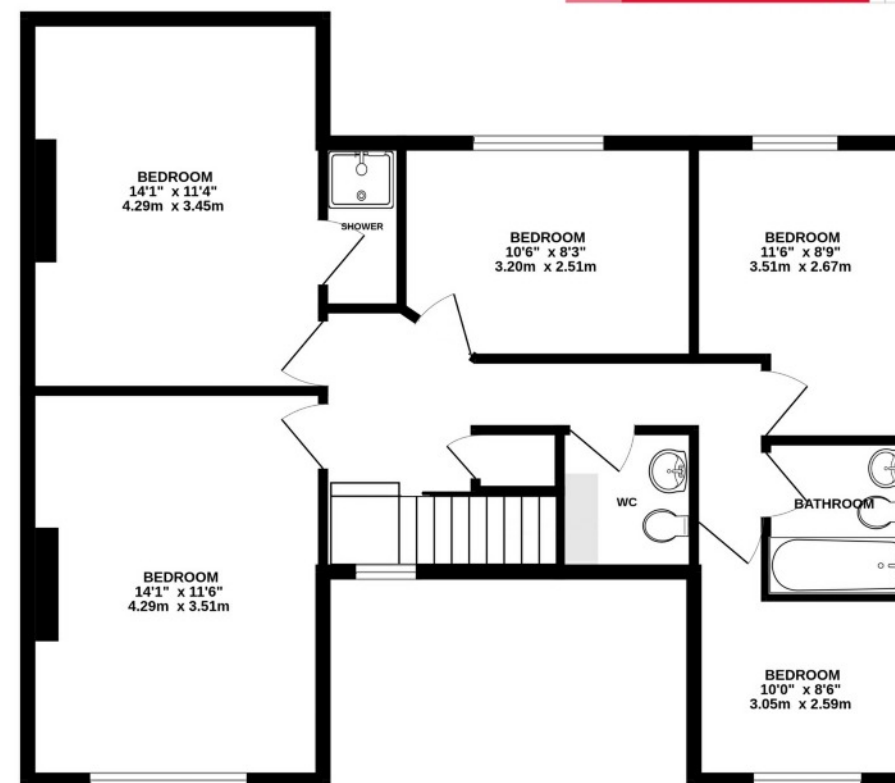
INTERNAL FLOOR AREA (APPROX.) 1560 sq ft/ 145.0 sq m

Garden extends to 83' (25.3m) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



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