



DACRE CLOSE, CHIPSTEAD, SURREY, CR5

£800,000

FREEHOLD

Winkworth



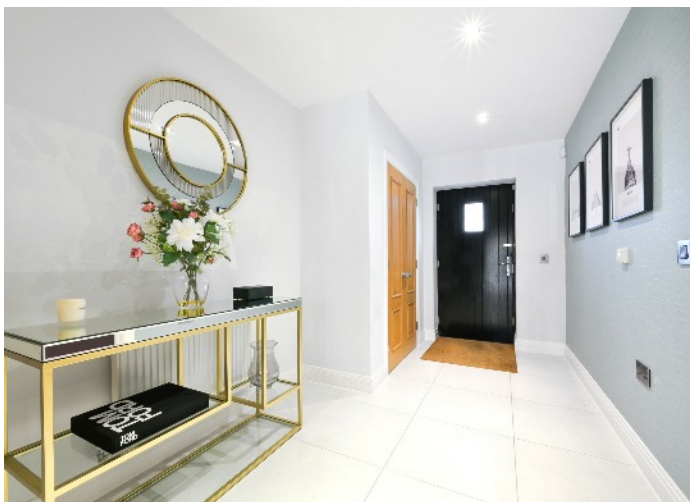


DACRE CLOSE

CHIPSTEAD, SURREY, CR5

A BEAUTIFUL FOUR BEDROOM TOWN HOUSE SET IN A SEMI-RURAL LOCATION WITHIN WALKING DISTANCE OF CHIPSTEAD RAILWAY STATION.

Situated in a small, quiet development this property couldn't be better placed, being just 1.9 miles away from Banstead High Street with its mix of national stores and independent retailers. There is a fantastic choice of well-regarded schools in the area, and nearby Banstead Woods offers an ideal opportunity to enjoy countryside walks in the semi-rural location. Chipstead Railway Station is approximately a quarter of a mile offering services into both London Bridge and London Victoria.



DACRE CLOSE CHIPSTEAD SURREY, CR5

This beautifully presented mews style town house is finished to a very high standard throughout.

Once inside the owners attention to detail is immediately apparent.

The ground floor has a welcoming entrance hall, which leads through to the fabulous open plan kitchen/dining room with bi-fold doors opening into the garden. This space is essentially the hub of the house, and is great for a busy family lifestyle. The beautiful worktops, modern contemporary gloss finished units, and high spec integrated appliances will be attractive to anyone who spends a lot of time in the kitchen. There is an adjacent utility room, a downstairs cloakroom, and a study which is currently used as a home office.

The first floor provides a bright and spacious sitting room, two double bedrooms and a well-appointed 'Jack and Jill' bathroom. The principal bedroom is located on the second floor, with an ensuite shower room, and is complimented by a large dressing room with bespoke fitted wardrobes, and a further shower room. This room could be converted back to a fourth double bedroom, as was originally intended.

Outside, the block-paved driveway provides parking for two vehicles, as well as additional visitor parking. To the rear, the attractive landscaped garden is arranged over two levels, creating a wonderful space for both relaxation and outdoor entertaining.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Kitchen/Dining Room - 17'6" x 16'5" (5.33m x 5.01m)
- Utility - 10'3" x 6'2" (3.13m x 1.88m)
- Sitting Room - 17'3" x 16'1" (5.26m x 4.91m)
- Study - 12'0" x 9'7" (3.65m x 2.92m)
- Cloakroom
- Principal Bedroom - 13'7" x 13'5" (4.15m x 4.09m)
- Ensuite Shower
- Dressing Room - 18'3" x 11'6" (4.09m x 3.40m)
- Ensuite Shower
- Bedroom - 15'6" x 8'9" (4.72m x 2.67m)
- Bedroom - 10'6" x 8'8" (3.21m x 2.63m)
- Jack & Jill Bathroom
- Rear Garden - 57'0" x 19'4" (17.38m x 5.90m) approximately
- Off Road Parking
- Visitors Parking
- Council Tax Band F





DACRE CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1939 SQ FT - 180.13 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 35 SQ FT - 3.22 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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