



CHIPSTEAD WAY, BANSTEAD, SURREY, SM7

£525,000

FREEHOLD

Winkworth





CHIPSTEAD WAY

BANSTEAD, SURREY, SM7

**A WELL PRESENTED THREE BEDROOM
SEMI DETACHED HOUSE WITH AN
EXCEPTIONALLY LARGE GARDEN
EXTENDING TO APPROXIMATELY 240
FEET.**

This house has been well-maintained by the 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

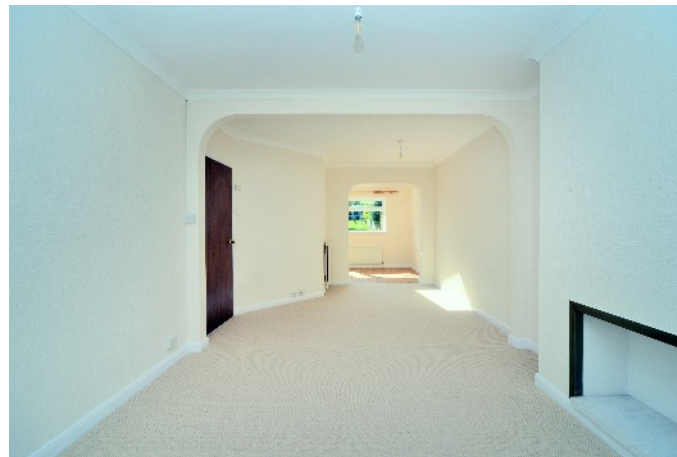
This three bedroom semi-detached house has a lovely homely feel, and benefits from a beautiful rear garden which is much longer than average, measuring approximately 240ft.

The ground floor has been extended to the rear and briefly comprises; hallway, 22ft living room with a front bay window, a fitted kitchen incorporating some integrated appliances, opening into the extension which has served as the dining room. French doors lead out into the garden.

Upstairs provides two double bedrooms with fitted wardrobes in the rear bedroom, a good sized wet room, and a further single bedroom.

Outside the generous frontage provides off street parking, with shared side access to the garden. The attractive rear garden has a patio area adjacent to the house, with the remainder laid to lawn, and a useful storage shed.

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

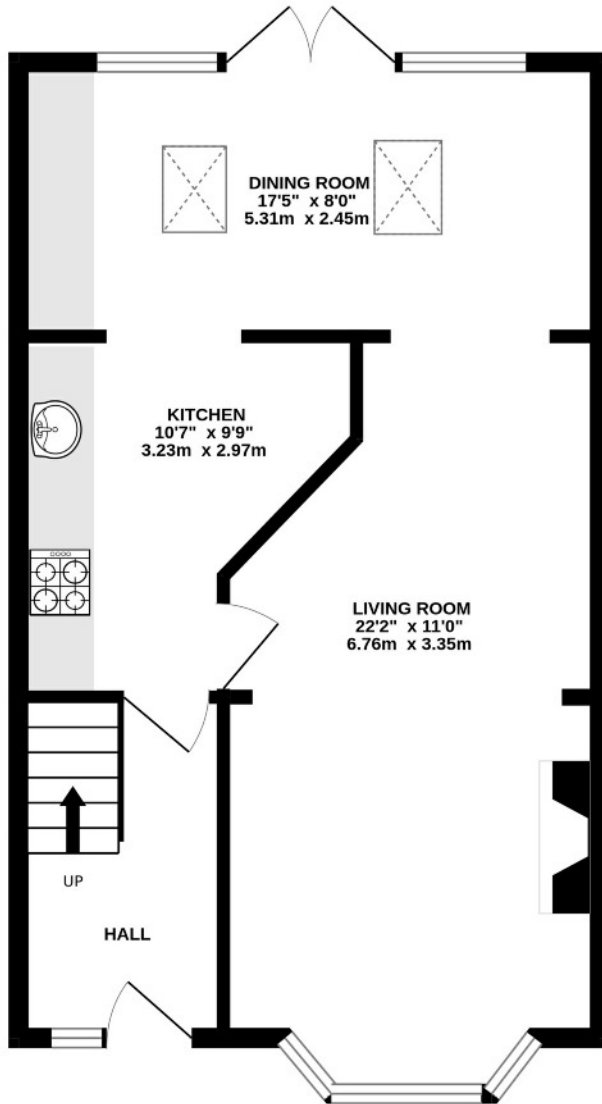
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AT A GLANCE...

- Hallway
- Living Room - 22'2" x 11'0" (6.76m x 3.35m)
- Dining Room - 17'5" x 8'0" (5.31m x 2.45m)
- Kitchen - 10'7" x 9'9" (3.23m x 2.97m)
- Bedroom 1 - 11'10" x 10'11" (3.61m x 3.33m)
- Bedroom 2 - 10'11" x 10'2" (3.33m x 3.10m)
- Bedroom 3 - 7'0" x 6'0" (2.13m x 1.83m)
- Wet Room - 6'0" x 6'0" (1.83m x 1.83m)
- Garden - 240' (73.0m) approx

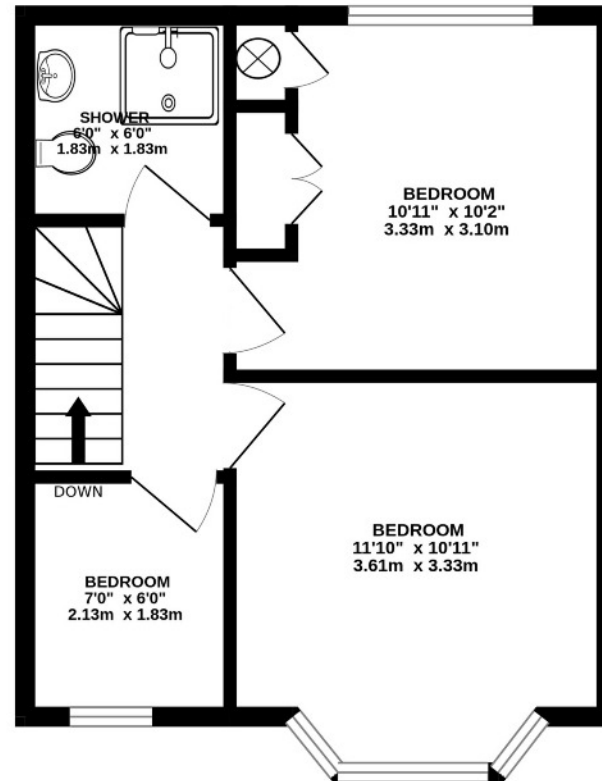






GROUND FLOOR

Chipstead Way, Banstead
 INTERNAL FLOOR AREA (APPROX.) 860 sq ft/ 80.0 sq m
 Garden extends to 240' (73.0m) approx.



FIRST FLOOR

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (95+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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