

Outwood Lane Chipstead, Surrey CR5 3NB

An opportunity to acquire a sizeable detached property built in 1953 coming to the market for the first time since 1963 and which has been the subject of a sympathetic side extension, with potential to improve and extend further STC. The property can be used as either having 3 or 4 bedrooms or 2 to 3 reception rooms as it offers both a downstairs shower and upstairs bathroom. The property also benefits from parking, double length garage to the side, gas central heating and double glazing. All is within easy reach of good local schools, local shops and Chipstead mainline station with direct rail services to London. NO ONWARD CHAIN. SOLE AGENTS

£750,000 - Freehold



ENTRANCE PORCH

Part glazed front door with windows either side. Quarry tiled floor. Front door with window to the side giving access through to the:

ENTRANCE HALL

Radiator. Stairs rising to the first floor. Two good sized understairs storage cupboards, one housing the consumer unit and electric meter. Coving.

LOUNGE/DINING ROOM

Double aspect room with window to the front and sliding patio doors to the rear which give a pleasant outlook over the rear garden. Serving hatch. 3 x radiators. Coving. Wall light. Original fireplace feature with brick surround, tiled hearth and gas point.

RECEPTION ROOM/BEDROOM FOUR

Window to the front. Coving. Radiator. Doorway which connects to the:

REAR LOBBY

Access to loft void. Radiator. Obscured glazed door providing access to the rear patio and garden.

SHOWER ROOM

Fully enclosed shower cubicle with wall mounted electric shower. Wash hand basin with mixer tap. Low level WC. Half height tiling. Radiator. Shaver point. Obscured glazed window to the rear.

KITCHEN/BREAKFAST ROOM

Fitted with a range of wood trimmed work surfaces with space for various domestic appliances below. Fitted oven and grill. Surface mounted electric hob. Twin stainless sink with mixer tap. Gas central heating boiler. Eye level cupboards. Window to the rear. Part tiled walls. Radiator. Good sized utility cupboard with space and plumbing for domestic appliances. There is also a further larder cupboard with shelving. Window to the rear. Serving hatch connects to the dining room.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Window to the side. Coving. Access to the loft.

BEDROOM ONE

Bay window to the front. Radiator. Coving.

BEDROOM TWO

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Coving.

BEDROOM THREE

Window to the rear. Radiator. Built in cupboard with hanging and storage shelving.

BATHROOM

White suite. Enamelled panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Fully tiled walls. Obscured glazed window to the front. Wall mounted extractor. Radiator.

Heated towel rail. Shaver point. Wall mounted electric heater (not tested).

SEPARATE WC

WC. Obscured glazed window to the front.

OUTSIDE

FRONT

There is an area of lawn with a pathway providing access to the front door. A good sized hedge marks the front boundary.

PARKING

There is a driveway providing off street parking for one vehicle.

DOUBLE LENGTH GARAGE

Electronically controlled up and over door to the front. Power and lighting. Door to the rear patio and garden.

REAR GARDEN

26.52m x 11.89m approximately (87'0 x 39'0 approximately)
There is a patio extending the immediate rear width with two areas of level lawn with flower/shrub borders surrounding. In between which there are steps down to the remainder of the garden which is principally laid to level lawn with flower/shrub borders, good hedging and mature tree. Wooden garden shed at the end of the garden.

COUNCIL TAX

Reigate & Banstead BAND F £3228.85 2023/24

AGENTS NOTE

We understand from the sellers that the single storey side extension which comprises of the reception room/bedroom four, rear lobby and downstairs shower were built with adequate footings in order to support a first floor extension. We would advise the prospective purchaser to consult a surveyor in this aspect before proceeding.

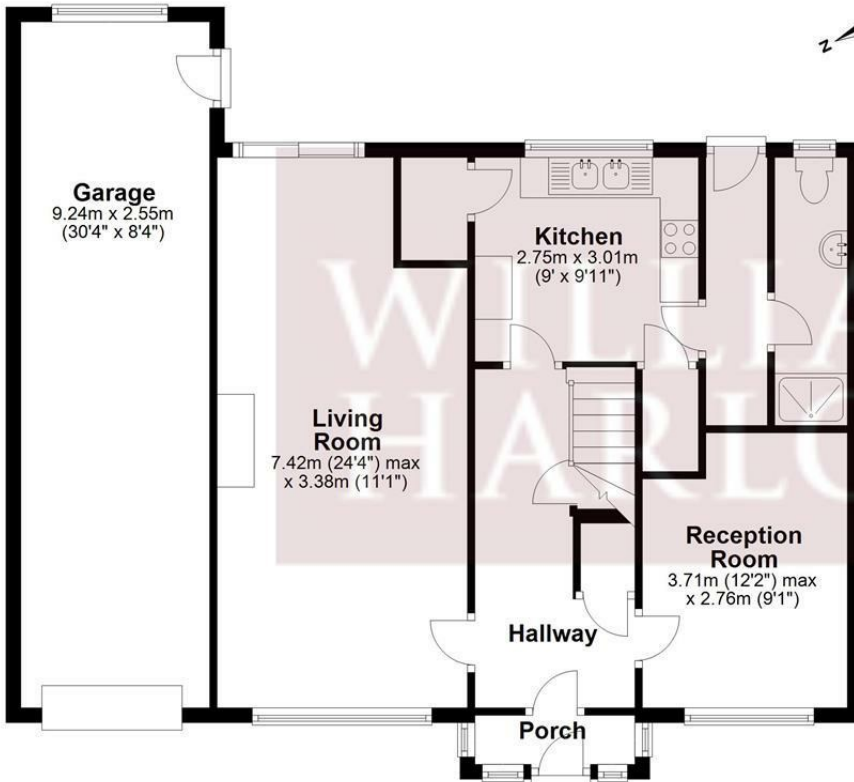


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**WILLIAMS
HARLOW**

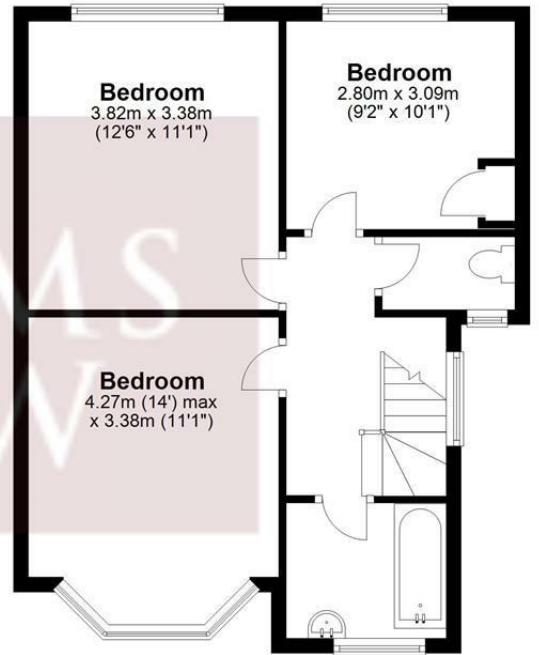
Ground Floor

Main area: approx. 64.7 sq. metres (696.1 sq. feet)
Plus garages, approx. 23.5 sq. metres (253.4 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Main area: Approx. 112.4 sq. metres (1210.2 sq. feet)
Plus garages, approx. 23.5 sq. metres (253.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	