



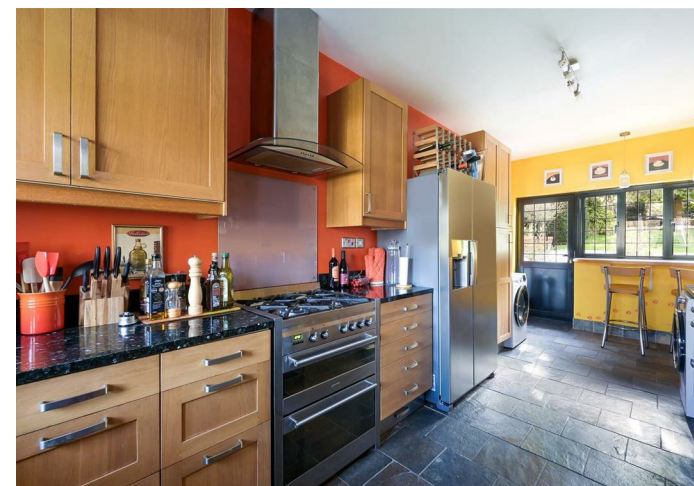
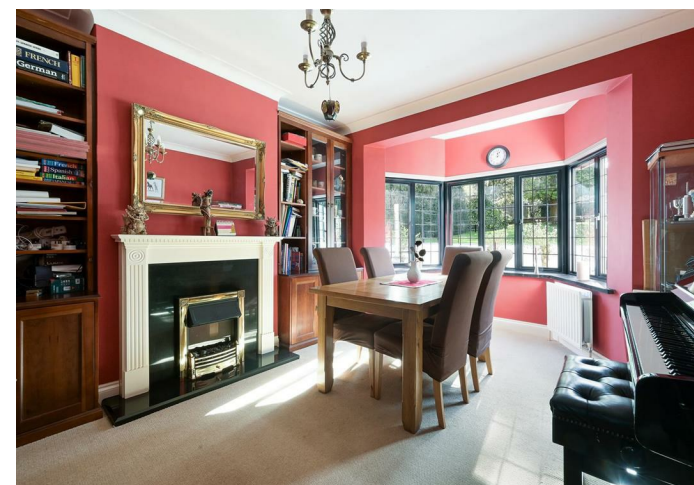
Old Oak Avenue, Chipstead, Surrey CR5 3PG
Asking Price £945,000 - Freehold



**WILLIAMS
HARLOW**



An opportunity to acquire a detached character residence occupying a substantial garden plot located in a cul-de-sac position in one of Chipstead's most popular roads. The property offers 3/4 bedrooms, two good sized reception rooms, attached double length garage to the side, plentiful garden and an overall plot of approximately 0.21 acres. The property is within easy reach of local shops at Chipstead Station Parade and also Chipstead mainline train station with direct connection to London and other routes. SOLE AGENTS. NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
England & Wales		EU Directive 2002/91/EC	









FRONT DOOR

Original front door under a canopy with outside light with windows either side, giving access through to the:

GENEROUS ENTRANCE HALL

Window to the side. Double radiator. Turn staircase to the first floor. Understairs storage cupboard. Fitted shelves. Coving. Picture rail

DOWNSTAIRS WC

Low level WC. Wash hand basin with tiled splashback. Obscured glazed window to the front. Wood effect flooring.

LIVING ROOM

Triple aspect room with window to the front, 2 x further windows to the side and double opening French doors with windows either side enjoying a pleasant outlook over the rear garden. Feature fireplace with marble surround and slate hearth with inset gas flame effect fire. 2 x radiators. Ceiling rose. Dado rail. Coving.

DINING ROOM

Attractive bay window to the rear. 2 x radiators. Ceiling rose. Coving. 2 x recesses with fitted bookcases, display cabinets and shelving. Fireplace feature with wooden mantle, slate hearth and electric fire.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of wall and base units comprising of granite work surfaces with an inset enamel 1 1/2 bowl sink drainer with mixer tap. Spaces for slimline dishwasher, dual fuel range cooker with extractor above, washing machine, tumble dryer and space for an American style fridge freezer. 2 x windows to the front. Tiled floor. Connecting part glazed door to the rear with further window to side providing useful rear access. Radiator. Wall mounted gas central heating boiler.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Reached by a turn staircase with an attractive balustrade. Window to the front. Radiator. Access to the loft void.

MASTER BEDROOM

Bay window to the rear with a pleasant outlook over the rear garden. Radiator. Coving. Ceiling rose. Doorway providing access through to the:

DRESSING ROOM

Double aspect room with obscured glazed window to the side and window to the rear. Radiator. Coving.

AGENTS NOTE

With configuration the dressing room could be connected to the upper landing to create a potential bedroom four. Building regulation approval maybe required.

BEDROOM TWO

Double aspect room with window to the front with far reaching views to Banstead Woods. Further window to the side. Radiator.

BEDROOM THREE

Window to the rear. Radiator. Airing cupboard with insulated cylinder.

BATHROOM

White suite. Panel whirlpool bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity cupboards below. Fully enclosed shower cubicle. Heated towel rail. Part tiled walls. Downlighters. Wood effect flooring. Obscured glazed window to front. Wall mounted extractor.

SEPARATE WC

Obscured glazed window to the front. Low level WC. Wood effect flooring.

OUTSIDE

FRONT

The front garden is principally laid lawn with a high beech hedge marking the front boundaries and additional hedging to the side. Mature Beech tree and various flower/shrub borders and a pathway which provides access to the front door. Useful rear access to the rear garden via two wooden gates located either side of the property.

DOUBLE LENGTH GARAGE

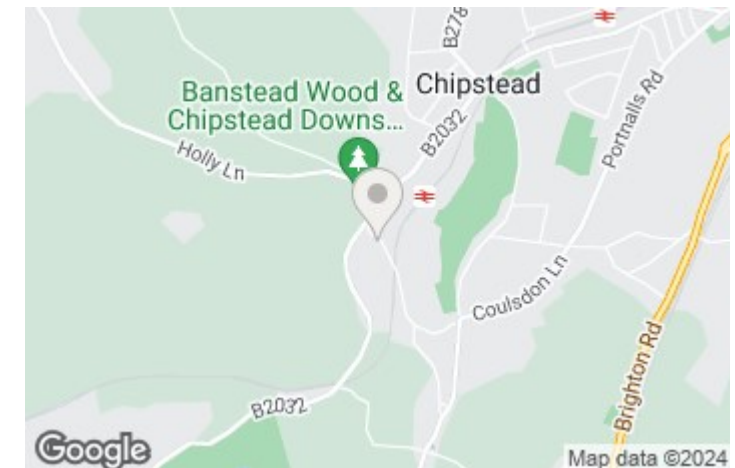
Accessed via electronically controlled roller door to the front. Power and lighting. Connecting door to the rear.

SOUTHERLY ASPECT REAR GARDEN

32.00m x 16.15m approximately (105'0 x 53'0 approximately) Tastefully landscaped by the present owners with an expansive patio laid to slate immediately to the rear of the property which benefits from having outside power and outside tap. There are steps up to a further part of the garden which is laid to lawn with a dividing wrought iron post and rail fence separating the patio with the lawn. There are various flower/shrub borders and good hedging. Towards the end of the garden there is a child's play area with a good size wooden garden shed. The garden enjoys a good degree of privacy.

COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Main area: Approx. 134.0 sq. metres (1442.3 sq. feet)
Plus garages, approx. 24.7 sq. metres (266.0 sq. feet)