

## Chipstead Way Banstead, Surrey SM7 3LQ

Located in an overall plot of approximately 0.26 acres, this detached house is in need of COMPLETE MODERNISATION but affords the prospective buyer the opportunity to both improve and extend (STC). The property has the benefit of three good sized bedrooms, three reception rooms and a rear garden backing directly onto open countryside. There is off street parking for four vehicles and also a covered car port. SOLE AGENTS. NO ONWARD CHAIN

£650,000 - Freehold



## FRONT DOOR

Part glazed front door with windows either side under recessed lobby with quarry tiled floor, giving access through to the:

## ENTRANCE HALL

Turn staircase rising to the first floor. Understairs storage cupboard. Radiator. Cupboard housing meters. Thermostat for the gas central heating.

## SITTING ROOM

Sliding patio doors enjoying a pleasant outlook over the rear garden. Coving. Fireplace feature. Radiator. From here there are concertina glass doors that provide access to the:

## DINING ROOM

Bay window to the front. 2 x radiators. Coving. This room is also accessible from the entrance hall.

## FAMILY ROOM

Bay window to the front. Radiator. Coving.

## KITCHEN/BREAKFAST ROOM

Fitted with a basic range of wall and base units. Work surfaces incorporating a twin kitchen sink with mixer tap. Fitted oven. Four ring gas hob with chimney extractor above. (All not tested). Large larder cupboard with a gas central heating boiler (not functioning). Radiator. Part tiled walls. Window to the rear. Further window to side.

## SIDE LOBBY

Quarry tiled floor. Stable door giving access to the rear garden.

## DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin with tiled splashback. Radiator. Obscured glazed window to the side.

## UTILITY ROOM

Run of work surface with cupboards below and at eye level. Space for domestic appliance. Window to the side. Trap door providing access to understore.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase with a half landing, with a window to the rear. Further window to the rear. Fitted cupboard with shelving. Access to loft void.

### BEDROOM ONE

Double aspect room with window to the front and window to the rear. Various fitted wardrobes. 2 x radiators.

### BEDROOM TWO

Window to the front. Radiator. Fitted wardrobe.

### BEDROOM THREE

Arched window to the front with fine views. Radiator.

## BATHROOM

Excellent sized bathroom with large panel bath with mixer tap and grab rails. An independent shower above the bath. Wash hand basin and cupboard below. Obscured glazed window to the rear. Radiator. Heated towel rail. Part tiled walls.

## SEPARATE WC

Low level WC. Obscured glazed window to the side. Radiator. Half height tiling.

## OUTSIDE

### FRONT

There is a small area of lawn with tall shrubs and trees marking the front boundary affording a high degree of privacy. There is a pathway with steps up to the front door.

### PARKING

There is a private driveway suitable for parking two vehicles off street.

### COVERED CAR PORT

Providing uncover parking for an additional two vehicles. Beyond which there is access to the:

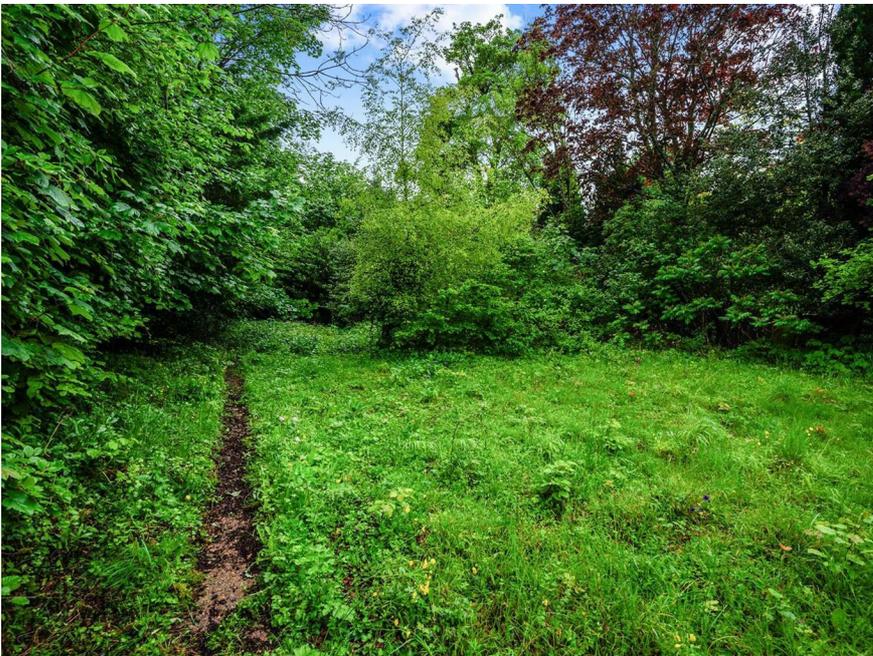
### FEATURE REAR GARDEN

48.77m x 16.76m approximately (160 x 55'0 approximately)

The property has extensive gardens to the rear with a patio expanding the immediate rear width. Some of the areas area laid to lawn. The garden is currently very overgrown, however, offers an excellent degree of privacy and has the benefits of backing directly onto open countryside. There are various flower/shrubs and mature trees. To the rear there is a garden shed. Outside tap and outside lighting.

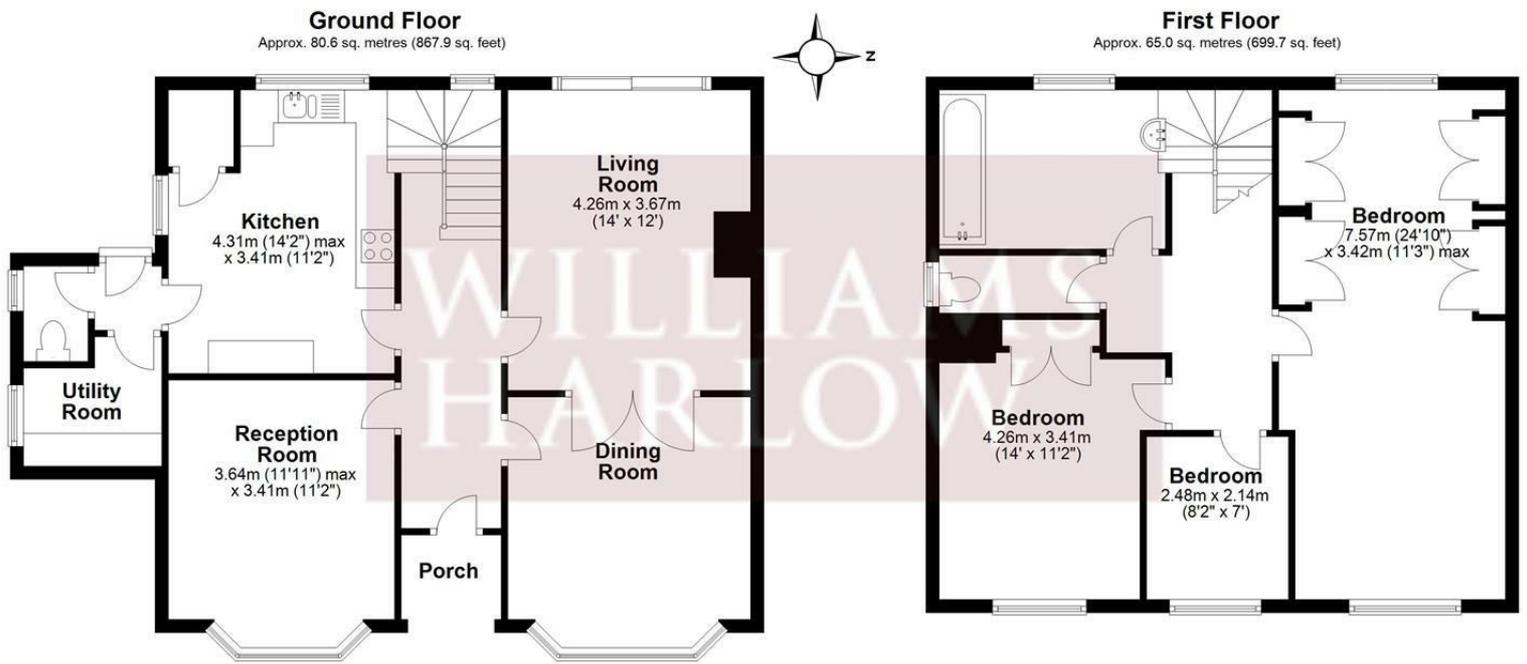
### COUNCIL TAX

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

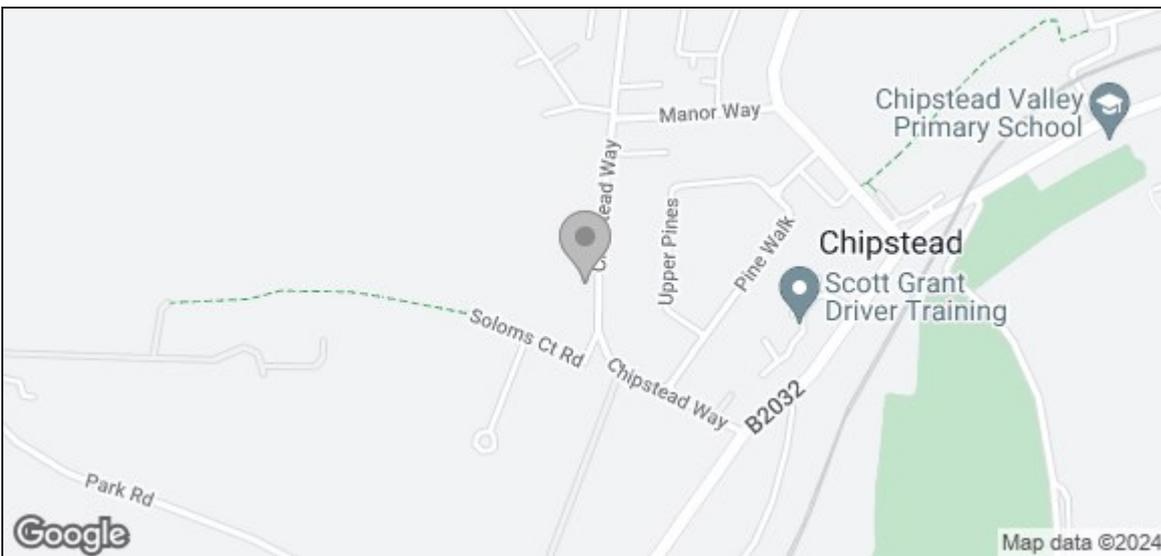


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**WILLIAMS  
HARLOW**



Total area: approx. 145.6 sq. metres (1567.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	