

Outwood Lane Chipstead, Surrey CR5 3NB

Located in a desirable residential area within easy reach of the mainline train station at Chipstead, excellent local shops and local shops, this completely refurbished detached house benefits from immaculate accommodation throughout, with a re-fitted kitchen, downstairs bathroom plus a utility room. To the first floor there are three good sized bedrooms and a re-fitted shower room. Full double glazing and gas central heating. Private driveway provides off street parking for four vehicles to the front and a garage to the side. Attractive secluded rear garden extending to approximately 62 feet. **SOLE AGENTS. VENDOR SUITED ON A NO CHAIN PROPERTY**

£775,000 - Freehold



FRONT DOOR

Replacement part glazed front door with obscured glazed window to the side located under small canopy with outside lighting, giving access to the:

ENTRANCE HALLWAY

Stairs rising to the first floor with an attractive balustrade. Downlighters. Concealed radiator. Nest heating control. 2 x understairs storage cupboards. Tiled flooring.

SITTING ROOM

Double aspect room with a bay window to the front and double opening French doors to the rear enjoying a pleasant elevated view over the rear garden. Downlighters. Radiator.

KITCHEN/DINING ROOM

Double aspect room with double opening French doors to the rear and bay window to the front. The kitchen is well fitted with a modern range of wall and base units comprising of wooden work surfaces incorporating a stainless steel sink drainer with mixer tap. Integrated dishwasher. Surface mounted four ring induction hob with extractor above. Fitted oven and grill with microwave above. Integral fridge and integral freezer. Central island with pan drawers and additional storage. Plus a full range of eye level cupboards. Tiled flooring. Downlighters. Radiator. Doorway to the:

UTILITY ROOM

Matching units to the kitchen and wooden work surface with a sink. Cupboards below and to the side. Space for two domestic appliances. Wall mounted gas central heating boiler. Part obscured glazed door to the rear. Tiled floor. Radiator. Downlighters.

DOWNSTAIRS BATHROOM

Panel bath with mixer tap and an independent shower above the bath with both rain shower and hand held attachment and glass shower screen. Low level WC. Wash hand basin with mixer tap and cupboard below. Obscured glazed window to the rear. Ceiling mounted extractor. Downlighters. Part tiled walls and tiled floor. Heated towel rail.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Reached via a straight staircase. Radiator. Downlighters. 2 x windows to the rear enjoying a pleasant outlook over the rear garden.

BEDROOM ONE

Double aspect room with window to the front and rear. Downlighters. Radiator. Fitted wardrobes. Further recess providing further hanging and shelving.

BEDROOM TWO

Window to the front. Radiator. Downlighters. Overstairs storage cupboard.

BEDROOM THREE

Window to the front. Downlighters. Radiator. 2 x useful storage cupboards.

SHOWER ROOM

Fully enclosed shower cubicle with both rain shower and hand held attachment. Low level WC. Wash hand basin with mixer tap and cupboard below. Obscured glazed window to the rear. Ceiling mounted extractor. Downlighters.

OUTSIDE

FRONT

The front of the property is mainly laid to stone chippings for ease maintenance and provides parking for up to four vehicles.

ATTACHED GARAGE

Accessed via an electronically controlled roller to the front. Power and lighting.

REAR GARDEN

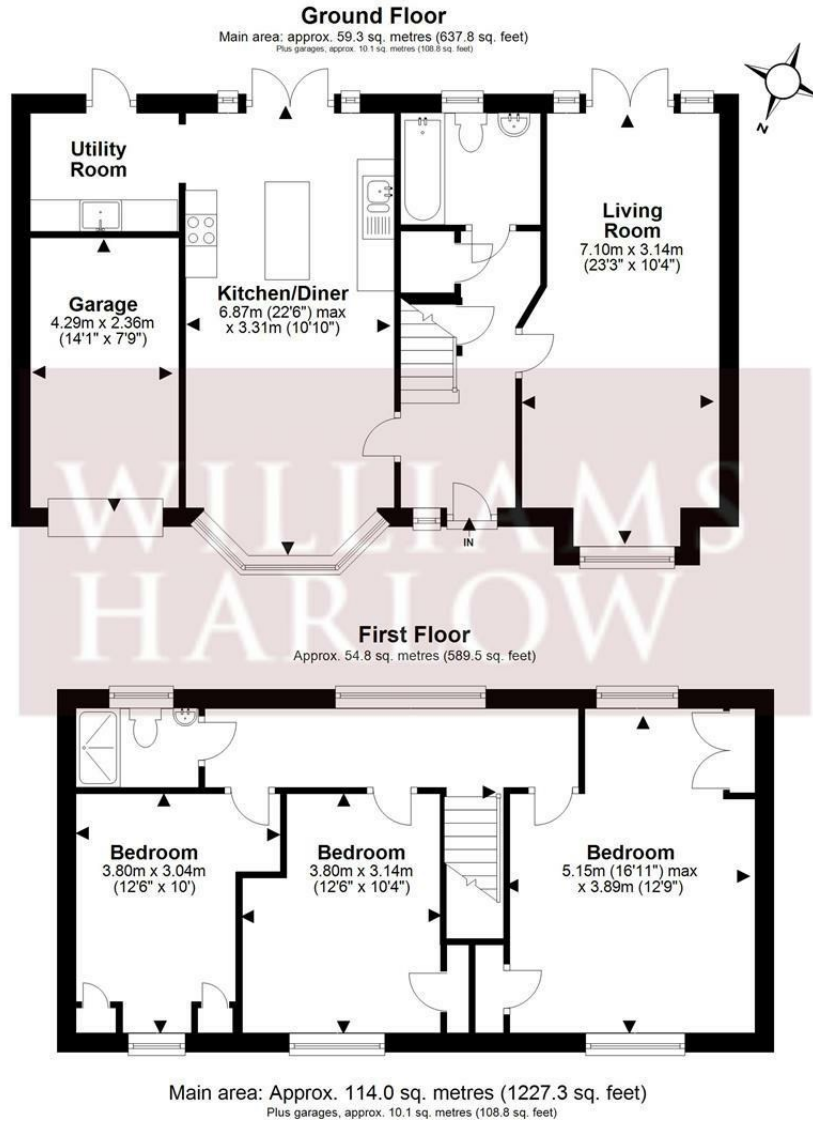
18.90m x 12.80m approximately (62'0 x 42'0 approximately)
There is a recently laid patio expanding the immediate rear width of the property and benefits from outside lighting. There are steps down to the remainder of the garden which is principally laid to a large area of level lawn flanked by mature flower/shrub borders and an array of mature trees. Further children's play area and an area laid to artificial lawn ideal for a large outdoor table. The garden offers a good degree of privacy.

COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	