



Chipstead Way, Banstead, Surrey  
£585,000 - Freehold

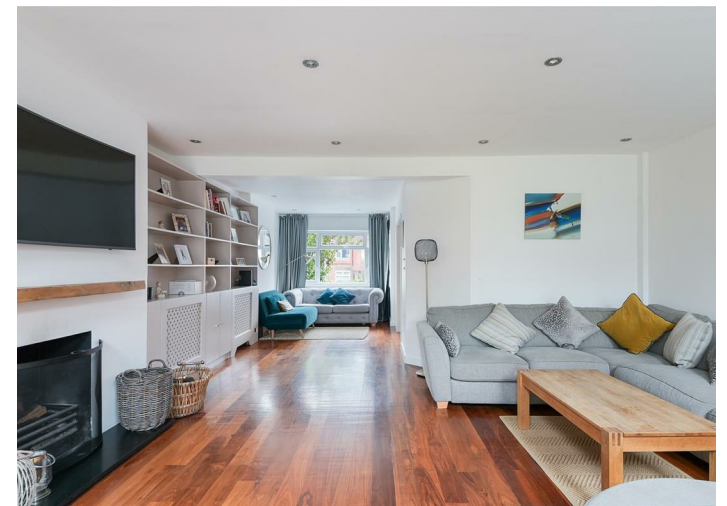
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This delightful semi-detached house, built in the 1930s, offers a perfect blend of classic character with modern living. With three well-proportioned bedrooms and a spacious bathroom, this home is ideal for families seeking comfort and convenience.

As you enter, you are welcomed by a large open plan area providing ample space for relaxation and entertaining. The property has been sympathetically extended to the rear, creating a wonderful open-plan kitchen and family room that is perfect for contemporary living. This area not only enhances the flow of the home but also offers a lovely view of the attractive rear garden, which is perfect for outdoor activities and gatherings.

The house benefits from parking for two vehicles, ensuring that you and your guests have convenient access. The location is particularly appealing, as it backs onto the picturesque Woodmansterne Village Recreation field, providing a serene outlook and a true sense of community.

Moreover, the property is within easy reach of Woodmansterne Village as well as excellent local schools. This home is a wonderful opportunity for those looking to settle in a friendly neighbourhood with a rich sense of history and a vibrant community spirit. Don't miss the chance to make this charming house your new home.

THE PROPERTY

The property is a handsome three bedroom semi detached house which has been the subject of sympathetic rear extension to provide adaptable family accommodation. The kitchen is the standout feature of the property with wood fronted units and bi-fold doors overlooking the rear garden. The property is excellent condition throughout and also offers a separate downstairs WC/utility room.

OUTDOOR SPACE

The outdoor space comprises of a driveway suitable for parking 2 vehicles off street to the front with a shared driveway to the side. There is gated access to the rear garden which is approximately 53 feet with a fantastic outlook over the recreation ground to the rear and an extensive patio with lighting and power plus a large attractive children's summer house.

THE LOCAL AREA

The local area is very popular with families and is within a very short walk of Woodmansterne Village with a local range of shops and local pub serving good food alongside popular local schools. The adjoining park used for cricket and other local activities is a great outdoor family space beyond the attractive rear garden.

VENDOR THOUGHTS

"This property has been a much-loved family home, which has been extended and adapted over the years to meet the changing needs of our family. In 2008 we bought the property and the unspoilt view and direct access from the garden onto the cricket field sold it to us. We have enjoyed many parties and bbq's in the suntrap south facing garden which have continued with a game of rounders or ball onto the cricket field. The Ofsted rated 'outstanding' Chipstead Valley School is an additional bonus.

There is a real sense of community in the village. Both our children were christened in St Peter's Church and have enjoyed Rainbows, Brownies and Guides and are now Young Leaders. Woodmansterne Operatic and Dramatic Society (WODS) meet weekly and perform incredible stage productions which you have the opportunity to be part of, along with Yoga classes and the Bus Stop Café in the village hall. There is also the annual May Queen parade from the Readens to the village green, so there are lots of opportunities to get involved! The property is walking distance to the village pub with great food and regular events, Banstead High Street and Banstead Woods. Alternatively, the 166 bus at the end of the road can take you in either direction towards Epsom or Croydon. We hope the new owners enjoy the property as much as we have".

WHY YOU SHOULD VIEW

An excellent home with adaptable accommodation over two floors ideal for the aspiring family with parking to the front and access to all excellent local amenities.

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Croyley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate  
405 Coulsdon South to West Croydon

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes  
Coulsdon South to London Victoria – 30 minutes  
Coulsdon South to Horsham – 45 minutes

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16  
Woodcote High School - Ages 11-18

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

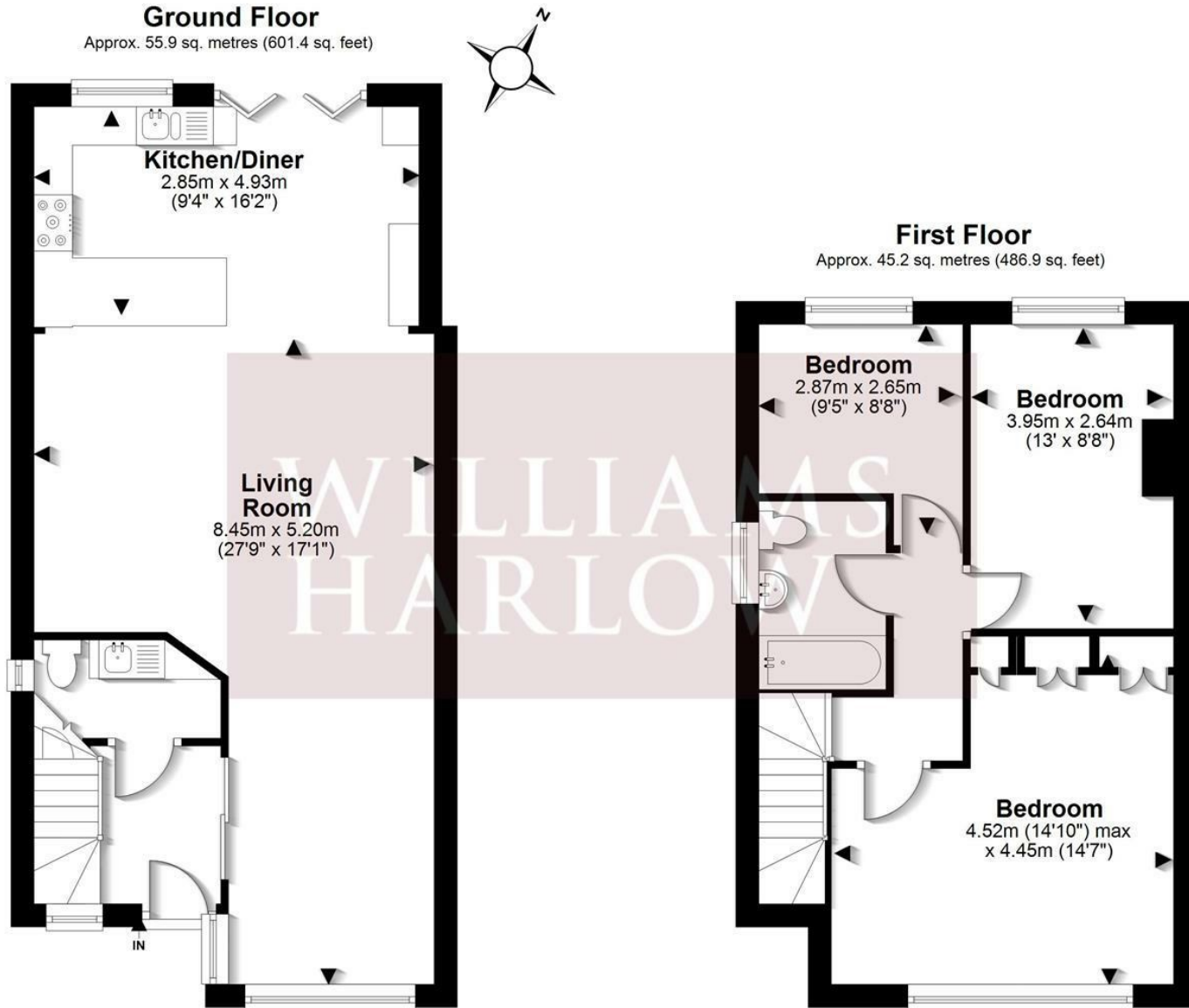
COUNCIL TAX

Reigate & Banstead Borough Council BAND D £2,339.35 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.



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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