



24 Chipstead Way, Banstead, SM7 3JP



Guide price £450,000

WH WATSON HOMES  
Estate Agents

# 24 Chipstead Way

Banstead, SM7 3JP

Watson Homes are delighted to offer this three bedroom semi detached family home located in a sought after road in Banstead. The property requires modernisation and offers a great opportunity for someone to make their own mark on this great house, offering excellent scope to extend s.t.p.p.  
\*Offered to the market with no onward chain\*

The property is located within a very short walk of Woodmansterne Village with local shops and a traditional local pub serving good food, public transport and excellent local schools. The adjoining park is used for cricket and other local activities, is a great outdoor family space beyond the attractive rear garden. Banstead Village is only approximately 1 mile away offering a range of High Street shopping facilities, restaurants, cafes, Waitrose and Marks and Spencers etc.

## Accommodation

Covered entrance

Stained glass composite front door to..

## Entrance hall

Obscure UPVC double glazed window to front aspect, single panel radiator, wood laminate flooring, under stairs storage cupboard, wall mounted digital thermostat.

## Lounge/diner

UPVC double glazed bay window to front aspect and large double glazed window to rear, single panel and double panelled radiators, open fireplace with brick surround, serving hatch, coved ceiling.

## Kitchen

Range fitted wall units with matching cupboards and drawers below, solid worktops, stainless steel sink with chrome taps, space and plumbing for washing





machine, space for cooker, space for tall standing  
fridge/freezer, wall mounted "Worcester" boiler, UPVC  
double glazed window to rear and window to side, UPVC  
double glazed door leading to rear garden.

Stairs to 1st floor landing  
UPVC double glazed window to side aspect, loft access.

Bedroom one  
UPVC double glazed window to front aspect, double panel  
radiator, fitted wardrobes with sliding doors.

Bedroom two  
UPVC double glazed window to rear aspect, single panel  
radiator, fitted wardrobes, coved ceiling.

Bedroom three  
UPVC double glazed window to front aspect, single panel  
radiator, coved ceiling.

Bathroom  
Three piece suite comprising panel enclosed bath with  
chrome mixer tap and thermostatic shower, pedestal wash  
hand basin with chrome taps, low-level flush WC, part  
tiled walls, obscure double glazed window to rear aspect.

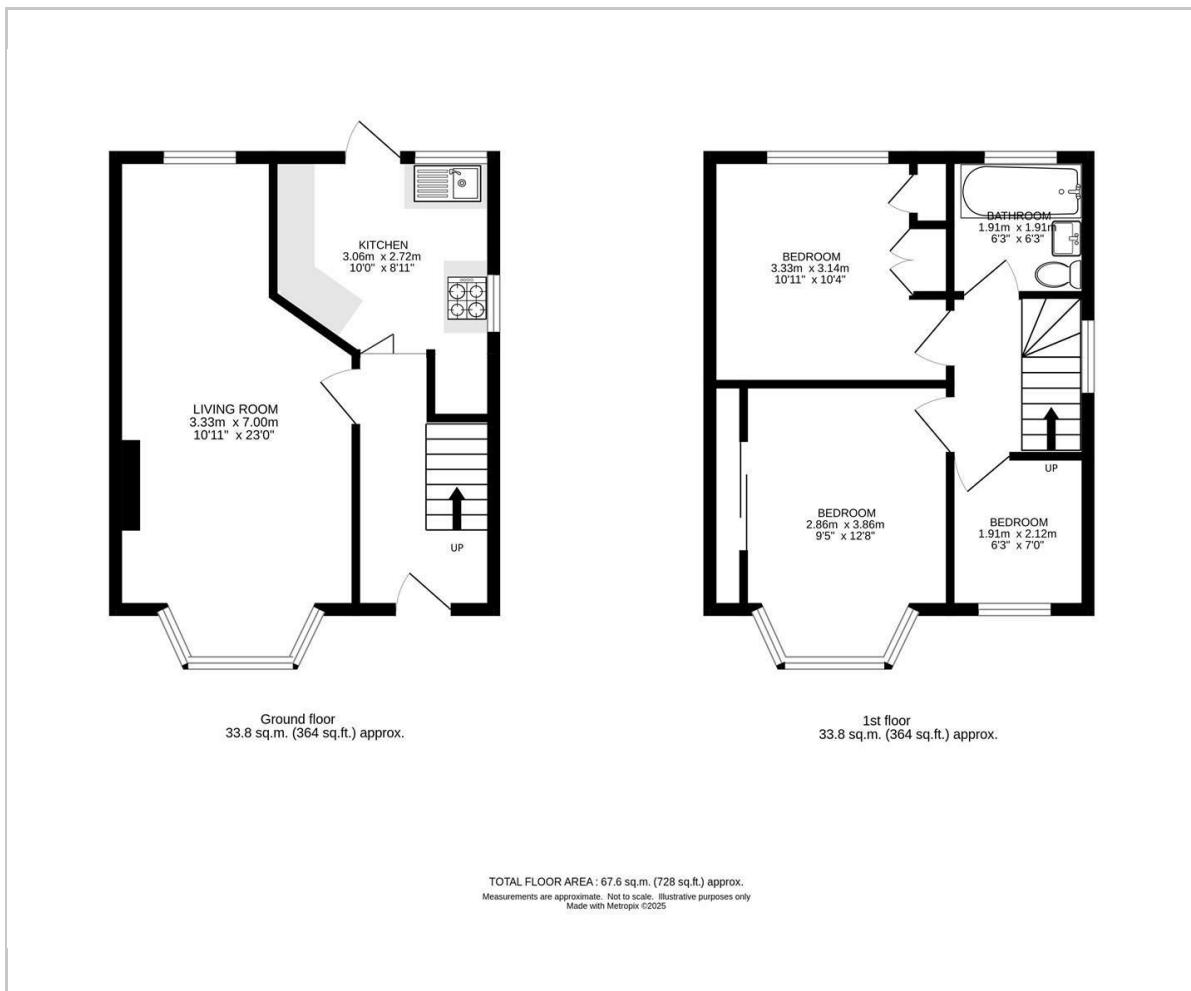
Rear garden (South Westerly aspect)  
Approximately 80ft  
Hardstanding seating area leading to block paved patio  
section, artificial lawn, gated side and rear access (backing  
directly onto playing fields), outside power supply, fence  
enclosed.

Front  
Block paved driveway providing off street parking.

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222  
if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

