

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£625,000**  
**Freehold**

4x  2x  1x 

Outwood Lane, Chipstead, Surrey, CR5

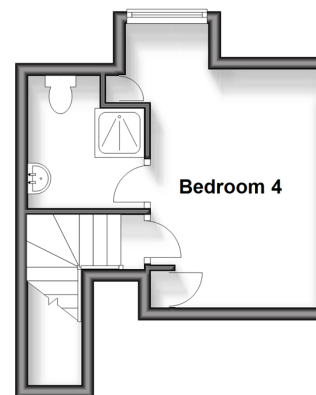
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**Ground Floor**  
Approx. 133.7 sq. metres (1439.6 sq. feet)



**First Floor**  
Approx. 19.5 sq. metres (210.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 16'4 x 12'7 (4.98m x 3.84m)  
Kitchen: 13'3 x 10'2 (4.04m x 3.10m)  
Breakfast Room: 17'8 x 7'1 (5.39m x 2.16m)  
Utility : 7'1 x 4'5 (2.16m x 1.35m)  
Bedroom 2: 13'2 x 7'2 (4.02m x 2.19m)

### En-suite

Main Bedroom: 15'4 x 12'2 (4.68m x 3.71m)  
Bathroom: 6'1 x 5'9 (1.86m x 1.75m)  
Dining Area: 10'9 x 10'6 (3.28m x 3.20m)  
Bedroom 3: 11'6 x 8'9 (3.51m x 2.67m)

### FIRST FLOOR

Bedroom 4: 15'2 x 8'8 (4.63m x 2.64m)  
En-suite

### OUTSIDE

Garage: 17'1 x 9'9 (5.21m x 2.97m)  
Driveway  
Front Garden  
Rear Garden



## Main features

- Ample storage with separate kitchen and utility room
- Charming fireplace in spacious open Lounge and Dining Area
- Perfect canvas to put your own stamp on subject to planning permission
- Large patio area and beautiful lawn overlooking scenic views



### Nearest Schools

Primary Schools: Chipstead Valley Primary 0.3 miles, Smitham Primary 0.6 miles, St Aidan's Catholic Primary 0.6 miles  
Secondary Schools: Woodcote High School 1.6 miles, Surrey Hills School 1.9 miles, Lodge School 2.0 miles



### Transport Information

Train Stations: Chipstead 0.3 miles, Woodmansterne 0.5 miles, Coulsdon South 1.2 miles  
Underground Morden 6.2 miles, South Wimbledon 7.0 miles, Colliers Wood 7.1 miles



### Address

Outwood Lane, Chipstead, Surrey, CR5



### Directions

For directions to this property please contact us.





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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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