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## Stagbury Avenue Chipstead CR5 3PA

Banstead Village 2 miles Coulsdon 2 miles London by rail 35 minutes M23/M25 Intersection 10 minutes All times and distances are approximate

Nestled at the end of a cul-de-sac is this wellmaintained detached family home. The accommodation has spacious living areas perfect for family living and is set within a naturally sheltered plot, boasting beautiful landscaped gardens all within this highly convenient Chipstead location.

## Hallway

Sitting Room

- Dining Room
- Downstairs Cloakroom
- Kitchen Breakfast Room
- Garden Room
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage
- Private Garden

## Price £1,000,000







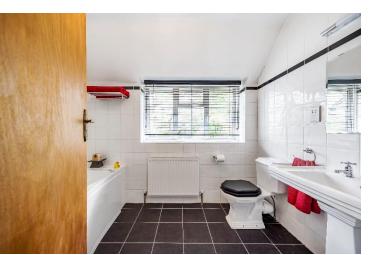




This distinctive property, full of character and charm, is nestled at the end of a tree-lined cu-de-sac within a mature and private expansive plot. Delightfully unique, this detached home is positioned away from the road offering ample parking space beside the spacious integrated garage. Meticulously maintained in recent years, the house showcases original features throughout and offers excellent potential for further enhancements. On the ground floor, you'll find a duel-aspect sitting room along with a kitchen breakfast room which offers delightful views of the mature private garden. The first floor accommodates four generously-sized double bedrooms, a family bathrooms and an additional en-suite bathroom. To schedule a viewing, please contact our sales team.

Chipstead Village gives access to a number of social and sporting clubs including Tennis, Cricket and Rugby. Chipstead Golf Club, Surrey Downs and Kingswood Golf and Country Club are also nearby. Banstead Village is approximately 2 miles away with High Street shopping including Waitrose Supermarket, and there are excellent schools for all ages in the vicinity. The A23 is easily accessed providing a route to London as is the M25/M23 intersection with routes to both Gatwick and Heathrow.

Four Generous Bedrooms | Cul-De-Sac Location | Within Moments Of Chipstead Station | Spacious Mature And Secluded Garden | Wealth Of Original Features | Ample Amount Of Off-Street Parking | Garden Cabin Which Is Powered And Insulated | Views Over Chipstead Valley













Tenure: Freehold Local Authority: Reigate and Banstead Borough Council Council Tax Band: E All mains services FFTP Broadband

To the best of our knowledge on production of this brochure

Viewing Please call us to arrange a viewing appointment

IMPORTANT NOTICE TO PURCHASERS: 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.

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2 High Street Banstead 01737 363333 Residential Lettings All Areas 01737 370700



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