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BOND & SHERWILL



Outwood Lane, Chipstead

Occupying an elevated position within the highly-sought after village of Chipstead this detached, three-bedroom property comes to the market chain-free with a unique character.

The interior includes a capacious dual-aspect lounge with feature bay windows, dining room, kitchen, bathroom, three good-size bedrooms and shower area on the first-floor as well as eaves storage. Additional features include a garage, potential to extend subject to planning permission, off-street parking and a good-size rear garden with a tranquil feel to it.

Chipstead Railway Station is within good proximity, offering swift and easy access to London Bridge, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. There are also a number of golf courses in the local vicinity including Chipstead, Surrey Downs, Coulsdon Court, Woodcote Park and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon and the surrounding area also include a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Woodcote Primary School and Woodcote High School as well as there being a number of popular independent schools.

£ 650,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Hallway

The hallway includes wooden flooring, cupboard under-stairs housing gas & electric meters, radiator and stairs ascending to first-floor.



Lounge

The lounge is dual-aspect and includes two double-glazed two-casement leaded-light effect windows, feature fireplace with brick surround & tiled hearth, radiator, wooden flooring, double-glazed glass-panel door to rear garden and coved ceiling.



Dining Room

The dining room includes double-glazed two-casement leaded-light effect window, double-glazed glass-panel door to rear garden, wooden flooring, radiator and coved ceiling.



Bathroom

The bathroom includes pedestal wash-hand basin, tile-enclosed bath, double-glazed single-casement opaque window, low-level W.C, partially-tiled walls, extractor fan and coved ceiling.

Kitchen

The kitchen is dual-aspect and includes three-casement double-glazed leaded-light effect window, wall & base level units with work surface area, space for fridge, freezer, washing machine & rangemaster gas cooker, double-glazed leaded-light effect window, one & a half bowl sink with drainer, wall-mounted Worcester boiler, wood flooring, partially-tiled walls and double-glazed glass-panel door to rear garden.



Landing

The landing includes picture rail, dado rail, double-glazed single-casement leaded-light effect window, smoke alarm and loft hatch.

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Master Bedroom

The master bedroom is dual-aspect and includes two double-glazed single-casement leaded-light effect windows, double-glazed two-casement leaded-light effect window, radiator, picture rail and storage into eaves.

Passage

The passage includes double-glazed single-casement leaded-light effect window.

Bedroom Two

Bedroom two includes two-casement double-glazed leaded-light effect window and radiator.

Shower Room

The shower room includes wash-hand basin, partially-tiled walls, picture rail and shower enclosure.

W.C

The W.C includes single-casement double-glazed opaque window, low-level W.C and partially-tiled walls.

Bedroom Three

Bedroom three includes two double-glazed single-casement leaded-light effect windows, radiator, picture rail and storage into eaves.

Garage

The garage includes up & over door.

Rear Garden

The rear garden comprises of a patio area followed by a sloped garden which is mostly laid to lawn. Features include side access and water tap as well as a range of trees, plants & shrubs.

Front Garden

The front garden includes off-street parking which can be reached via shared access from Outwood Lane.



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GROUND-FLOOR
792 sq.ft. (73.5 sq.m.) approx.

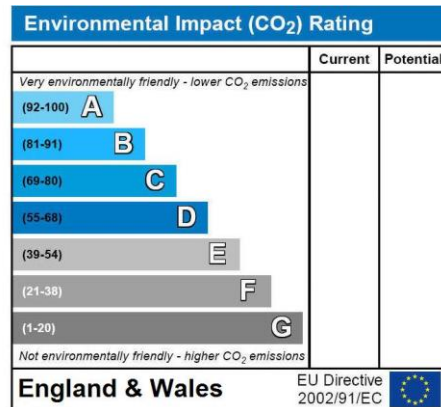
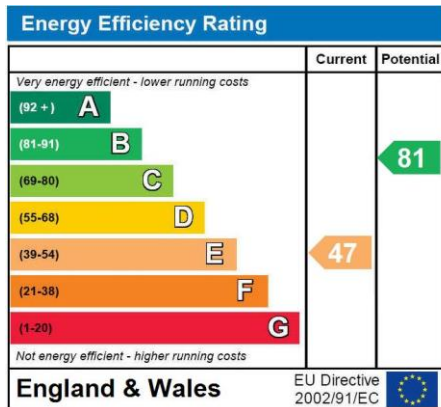
FIRST-FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



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