



**FINE & COUNTRY**  
Kingswood

*2 Dacre Close*  
Outwood Lane, Chipstead, Surrey CR5 3FF

## Property at a glance

- Ground Floor Apartment With Private Terrace
- Two Double Bedrooms
- Double aspect Living Room
- Spacious Kitchen/Breakfast Room
- Master Bedroom With Large Storage Cupboard & Fitted Wardrobes
- Two Modern Bath/Shower Rooms
- Garage & Allocated Parking Space
- Walking Distance Of Chipstead Railway Station & Village Shops
- Offered For Sale With No Chain

## Setting

Chipstead station is within walking distance and providing routes to London Bridge, Victoria, Gatwick and the south coast. Trains from Coulsdon South to London Bridge take approximately 20 minutes. Chipstead is surrounded by open countryside ideal for walking and equestrian pursuits providing good riding and exceptional hacking.

In terms of road communications the nearby A23 leads to the M25 (junction 7) and into London whilst, for the frequent traveller, Gatwick Airport is approximately 14 miles to the south. Locally there is a good choice of state and independent schools and the village is a vibrant location with a drama club and active sports clubs, including rugby, golf, tennis and football. The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes and restaurants, including Waitrose and Marks & Spencer.

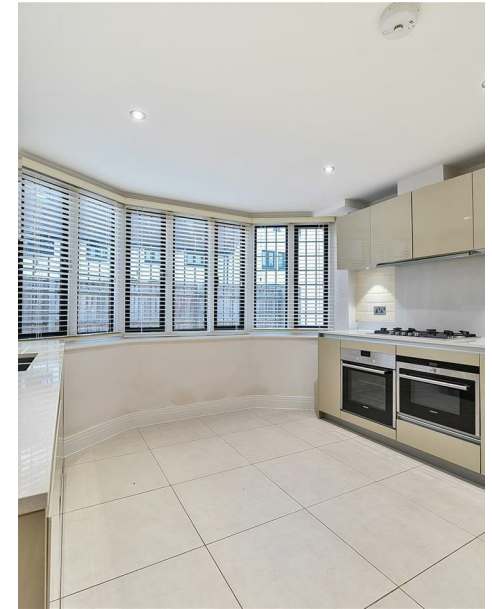
**£475,000 Leasehold**

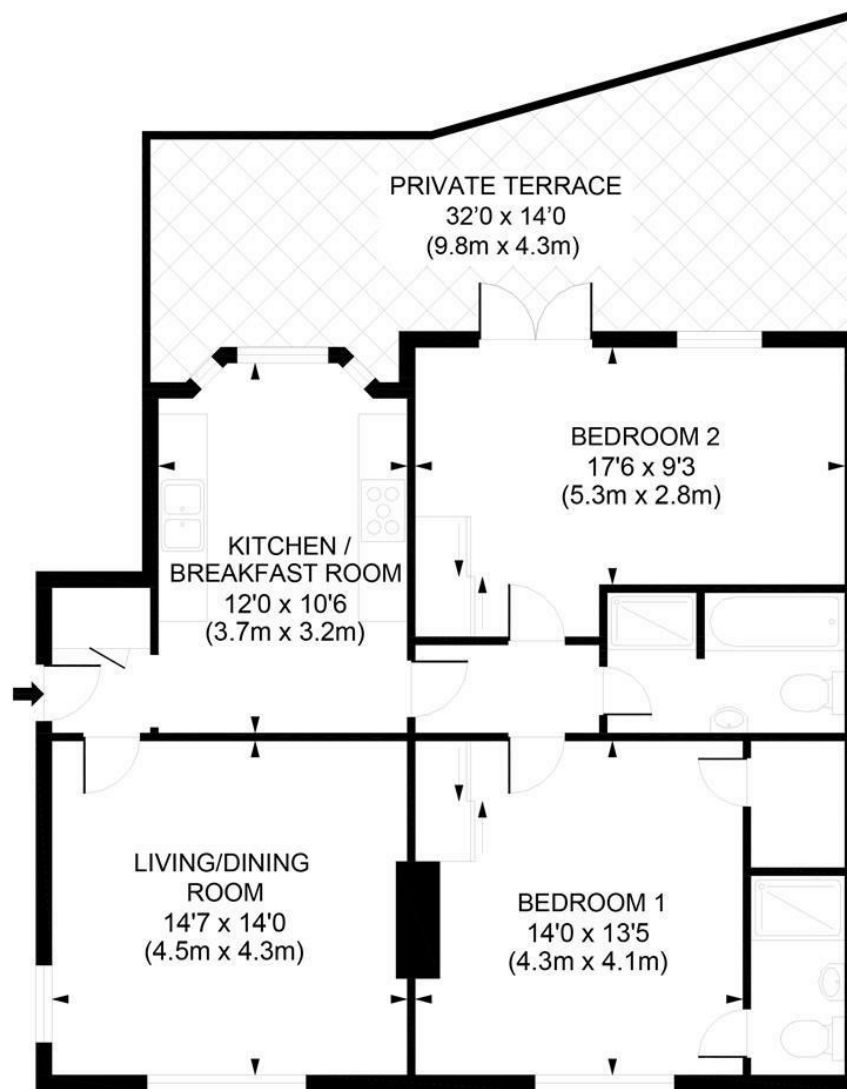
# 2 Dacre Close

Located within walking distance of Chipstead railway station and local shops is this spacious and modern two double bedroom ground floor apartment, with private courtyard garden and a single garage.

The accommodation consists of an entrance hall with a storage cupboard, open plan, double aspect living/dining room, superb kitchen/breakfast room with range of integrated appliances; master bedroom with a modern shower room, large cupboard and fitted wardrobes; bedroom two with double doors to the private courtyard and a modern bath/shower room.

The private garden, proximity to local shops and the added benefit of a garage, parking space and plenty of visitors' parking makes this a very attractive property. Offered for sale with no on-going chain.





Gross internal area 904 sq ft/83.9 sq metres

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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