



FINE & COUNTRY
Kingswood

34 Lackford Road
Chipstead, Surrey CR5 3TA

Property at a glance

- Detached Three Double Bedroom Family Home
- Available For The First Time In 57 Years
- Double Aspect Sitting Room
- Formal Dining Room & Conservatory
- Fitted Kitchen/Breakfast Room
- All Of The Main Ground Floor Rooms Overlook The Beautiful Rear Garden
- Modern Bathroom With Separate Shower
- Well Maintained Rear Garden With Summerhouse, Large Shed & Green House
- Attached Single Garage & Driveway
- Walking Distance Of Chipstead Village & Railway Station

Setting

Chipstead is an attractive, historic village lying on the top of the North Downs, just south of London and is perfectly situated for easy access to the M25, Central London and Gatwick Airport. Chipstead Station is within walking distance and offers direct train services to London Bridge and Victoria. Whilst being a commuter's dream, Chipstead is tranquil and friendly with beautiful surroundings to explore. There are several sports clubs, a tennis club, bowls and Chipstead Golf Club's 18 hole course. Well-regarded state and independent schools also serve the area. These include the Chipstead Valley school which is ofsted outstanding, Aberdour and Chinthurst to name just a few.

There are also numerous stables nearby and scenic walks through parks and woodlands the moment you step outside your front door. The Ramblers Rest public house, a beautiful 13th century building with a well-earned reputation for delicious food is within walking distance. With a friendly atmosphere and great location, the pub is very popular with those taking a rest from exploring the area and is perfect for relaxing and enjoying the views of Banstead woods. Another focal point of the village is the parade of shops leading to the station with a range of amenities.

£795,000 Freehold

34 Lackford Road

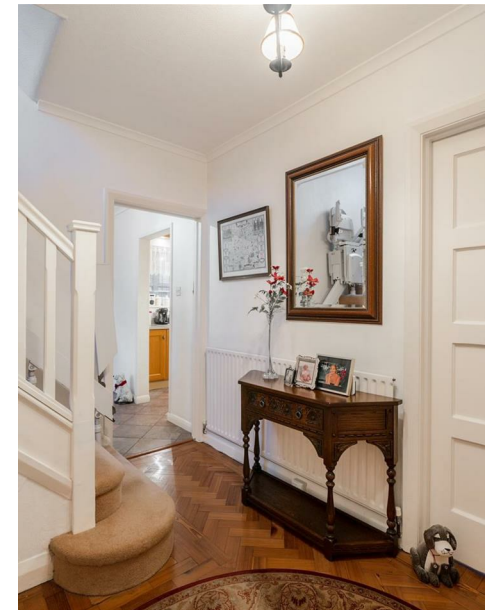
This delightful and well maintained detached property is available to the market for the first time in 57 years, set on an elevated plot within a short walk of Chipstead village and railway station.

The current owner is clearly very house proud, this is evident upon entering the property. An enclosed porch leads to the entrance hall with fabulous parquet flooring which flows to the two reception rooms, one being the double aspect sitting room and the other being the formal dining room, both with views over the stunning rear garden. Also to the ground floor is the kitchen/breakfast room with a range of fitted units, generous workspace and an archway leads to the breakfast area which also provides access to the conservatory. The conservatory has a tiled floor and patio doors to either end, one leading to the front to a storage shed and the other to the rear garden. Both the conservatory and kitchen have fabulous views over the secluded rear garden. There is also a cloakroom to the ground floor.

A turning staircase leads to the first floor, on this level there are three double bedrooms and a modern bathroom with separate shower.

Outside there is a beautiful and secluded rear garden, with a summer house with sun terrace, a pathway leading to a large storage shed and a greenhouse. The attached single garage can be accessed from the rear garden and to the front is a driveway and steps leading to the property.

The current owners are downsizing and time has come for a new family to enjoy this lovely home.



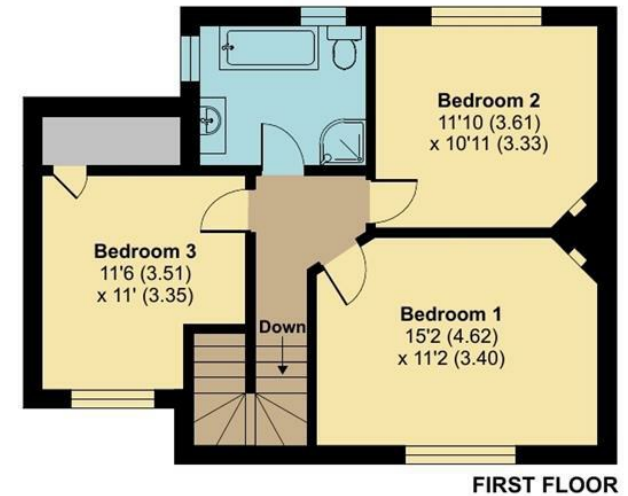
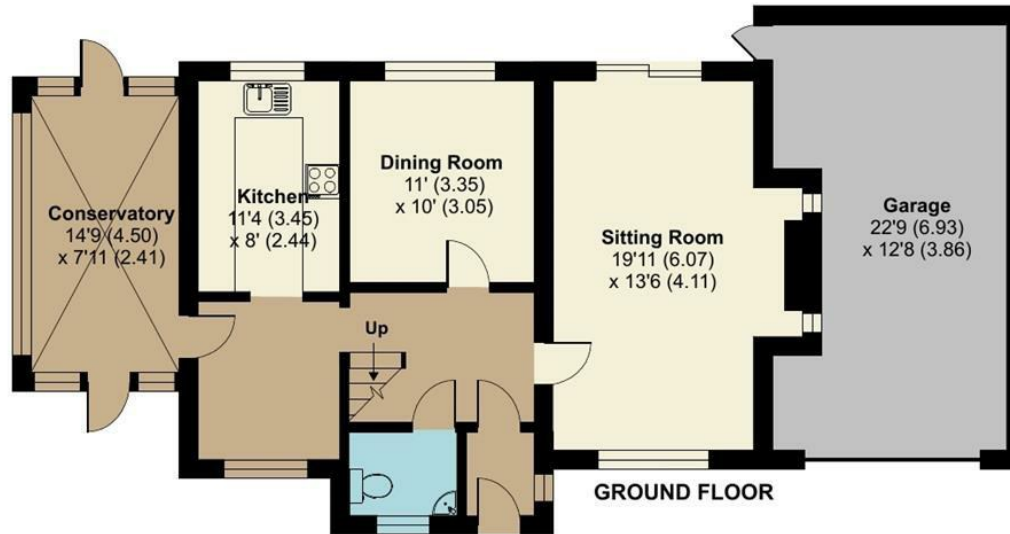
Lackford Road, Chipstead, Coulsdon, CR5

Approximate Area = 1397 sq ft / 129.8 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1659 sq ft / 154.1 sq m

For identification only - Not to scale

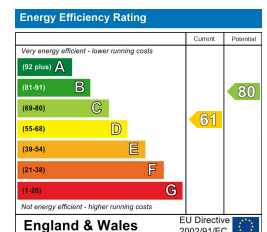


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Fine & Country. REF: 1208283

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.





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