



Old Oak Avenue, Chipstead

The **PERSONAL** Agent

# Guide Price £1,100,000

## Freehold

- 2705 sq ft detached property
- Four double bedrooms
- Three en-suite shower rooms
- Two downstairs cloakroom
- 15'1 x 14 Kitchen
- 23'2 x 16'4 Living room
- 11'11 x 10'8 Dining room
- 7'3 x 5'11 Study
- 19'10 x 16'4 Double garage
- 13'1 x 9'1 Summer house with power and lighting

The Personal Agent are delighted to offer for sale this 2705 sq ft Four double bedroom detached house situated in a quiet cul-de-sac in Chipstead. The property benefits from three reception rooms, a double garage and three en-suites shower rooms.

The property comprises a hallway, two downstairs cloakroom, three reception rooms, kitchen, utility room with access to the double garage. On the first floor, Four double bedrooms, Three with en-suite shower rooms and a main bathroom. Outside there is a patio with access to a tiered garden and summerhouse with power, lighting &



internet ( 13'1 x 9'1 ). To the front a driveway for ample parking and far reaching views.

The M23/M25 is also easily reached in minutes, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within easy reach of several renowned schools such as Reigate Grammar, Whitgift, Epsom College, City of London Freemans and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

Chipstead Parade and Chipstead Station are

within easy walking distance of the property. There are a few local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom are all within easy reach offering more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its village pond, local pub-restaurants, golf club and many sports and village clubs, all encompassed by abundant open countryside.

Council Tax Band - G - £4081.32



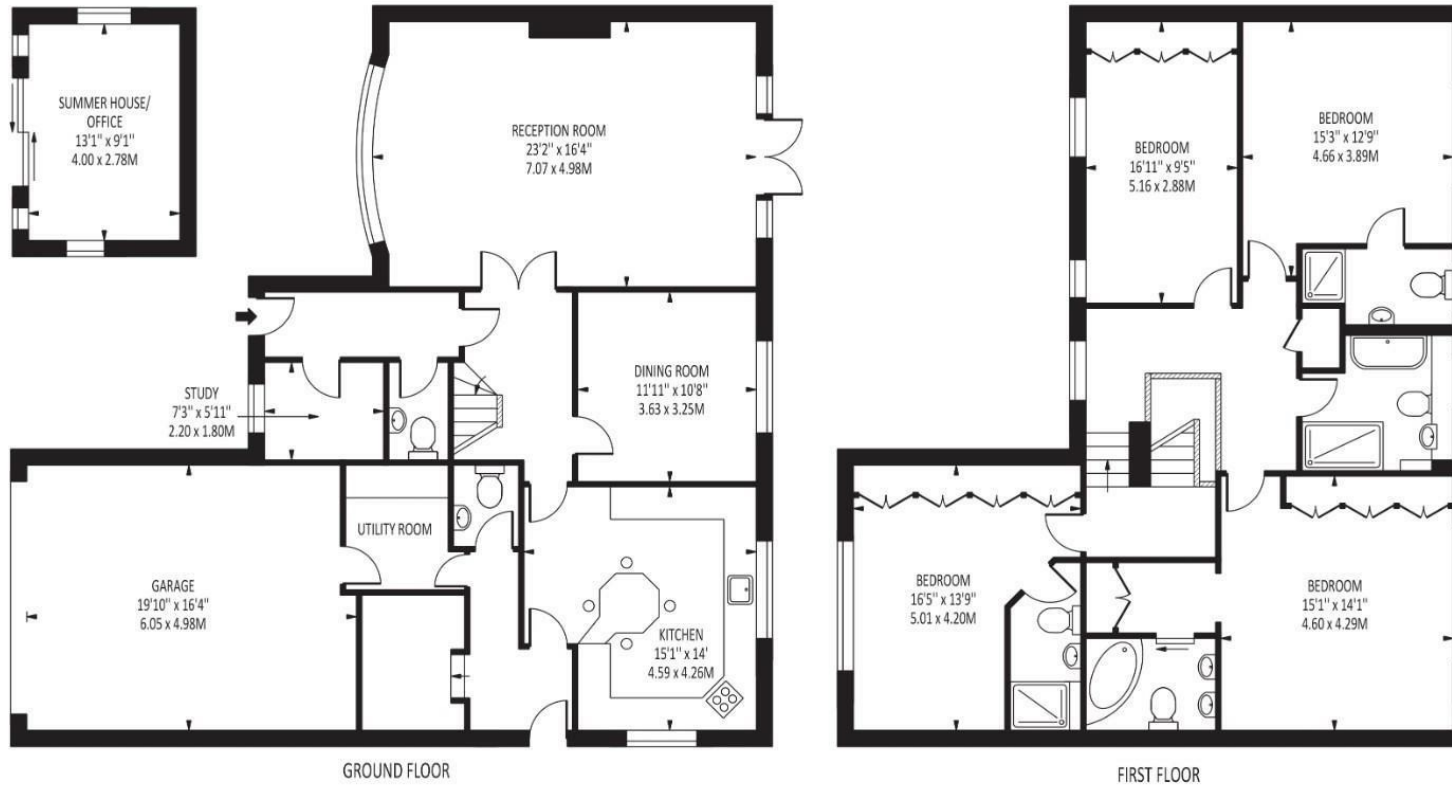


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Total Area: 2705 SQ FT • 251.26 SQ M  
(Including Summer House/ Office & Garage)  
Summer House/ Office Area : 120 SQ FT • 11.12 SQ M  
Garage Area : 314 SQ FT • 29.17 SQ M



Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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>	71	76
(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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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

