

A truly outstanding three-bedroom detached home in this sought after location

exclusive to

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Star Lane
Hooley
CR5

London 16 miles
Banstead Village 3 miles Reigate 6 miles Coulsdon 2 miles
21 minutes to London by rail from Coulsdon South or 45 minutes from Chipstead
M25 / M23 intersection 1 mile
All times and distances are approximate

In a sought-after location this detached house of traditional character and charm with good sized garden.

A lovely three-bedroom family home, well maintained and improved whilst offering potential for extension, subject to consent.

Price £700,000

View by appointment please, exclusively through Richard Saunders and Company
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- Entrance Hall
- Shower Room
- Lounge
- Snug
- Kitchen - Dining Room
- Office
- Utility Room
- 3 Bedrooms
- Family Bathroom
- Detached Garage
- Around 40’ Frontage
- Some 80’ x 40’ Rear Garden







The warmth and authentic character of this extended 1930's house is evident throughout.

A generous living room and separate snug provide versatile living accommodation, complemented by a separate home office, ideal for remote working. The large kitchen/dining room offers an excellent space for family living and entertaining. Upstairs there are three bedrooms and a family bathroom.

The house has a frontage of some 40' with driveway parking for two cars in addition to the garage at the rear of the property. The rear garden is delightful, being naturally secluded with a paved patio, lawns and mature borders.

Well maintained and improved by the owners, this lovely family home still offers potential for further extension, subject to planning consent, in this high-value setting.





This sought after, tree-lined road offers great connectivity for all aspects of family life.

Coulsdon South Railway Station offers frequent services into London, the A23 is an arterial route into Croydon and London, and the M23/M25 intersection can be reached in around 5 minutes bringing swift access to both Gatwick and Heathrow airports, the Channel Tunnel and coastal ports.

Chipstead, Coulsdon and Banstead Village are also easily reached for varied shopping, the later both having Waitrose Supermarkets. This location is convenient for a selection of schooling including Chipstead Valley Primary, St Anne's, Banstead Primary, Banstead Prep, The Hawthorns to name but a few.

High on the North Downs, the area has abundant open countryside for walks, cycling and riding, including Banstead Woods and Park Downs. Both Banstead and Chipstead have several sports clubs, there are golf clubs at Chipstead, Kingswood and Banstead and the area has a wealth of venues for cultural and leisure pursuits including local theatre, cinema, many pubs and restaurants.

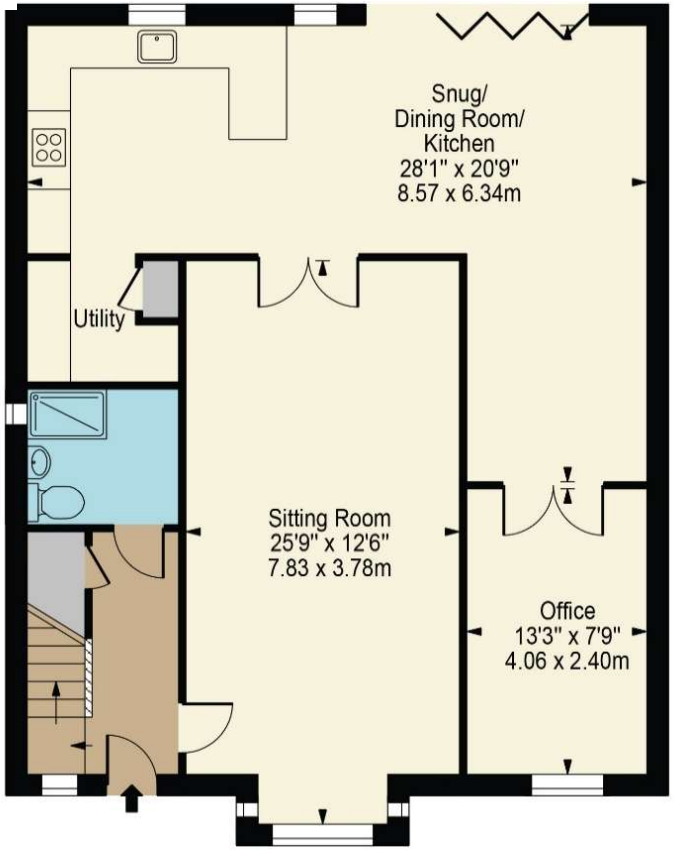






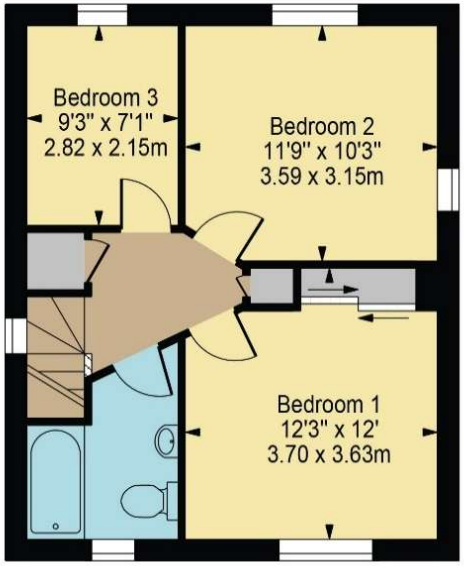


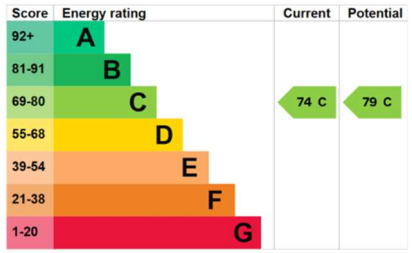


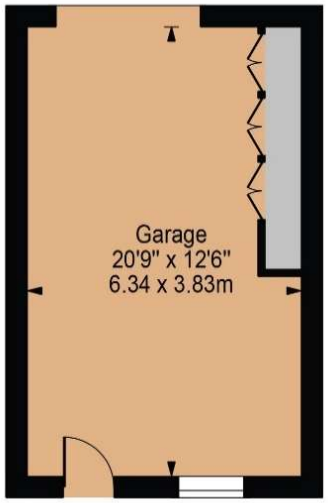


TOTAL FLOOR AREA

1,425 SQ FT
132.39 SQ M







The many features of this fine home include:

- Pretty detached house with rear and side extension
- Lovely shower room and family bathroom
- Modern kitchen with integrated appliances
- Versatile home office space
- Newly installed triple glazed windows
- Secluded rear garden and off-street parking
- Potential to extend, subject to usual consents
- Very well maintained and presented
- Sizeable detached garage
- Accessible location, just minutes from shops

Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: F
Broadband: Part Fibre Broadband
Services: All mains services are connected
To the best of our knowledge
on production of this brochure

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