Quiet and secluded and yet just a few minutes from Chipstead Station

exclusive to

SAUNDERS

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Chipstead
CR5

London 16 miles
Banstead Village 2 miles Reigate 6 miles Coulsdon 2 miles
London by rail 45 minutes from Chipstead
or 21 minutes from Coulsdon South
M25 / M23 intersection 4 miles
All times and distances are approximate

This pretty detached house has been improved and very well maintained, whilst now offering scope for updating and extension, subject to usual consents.

In a quiet and secluded setting, the house also has great connectivity being just a few minutes from Chipstead Station.

Price £750,000

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

banstead@richardsaunders.co.uk

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen
- 3 Bedrooms
- Bathroom and WC
- Detached Garage
- Around 40’ Frontage with In and Out driveway
- Some 60’ x 40’ Rear Garden

Individual and characterful, this 1930s detached house has cottage character and offers its next owners the opportunity to update and extend the house to make a larger family home, subject to usual consents.

The house has a secluded frontage to the road with the benefit of an ‘In and Out’ driveway which provides parking in addition to the detached garage located at the rear, where the garden is naturally secluded.

The central hall leads to all three living rooms and the sitting room and dining room both have fireplaces. The limed-oak fitted kitchen has integrated oven, hob, cooker hood and dishwasher.

There are three double bedrooms upstairs and a modern, fully-tiled bathroom with bath-shower. Other improvements include replacement double glazed windows, and the house is presented in very good decorative order. Now available with no onward chain.

See this characterful home for yourself. Contact us on 01737 363333

This quiet, tree-lined avenue offers great connectivity for all aspects of family life.

Within just a few minutes' walk, Chipstead 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 10 minutes bringing swift access to both Gatwick and Heathrow airports, the Channel Tunnel and coastal ports.

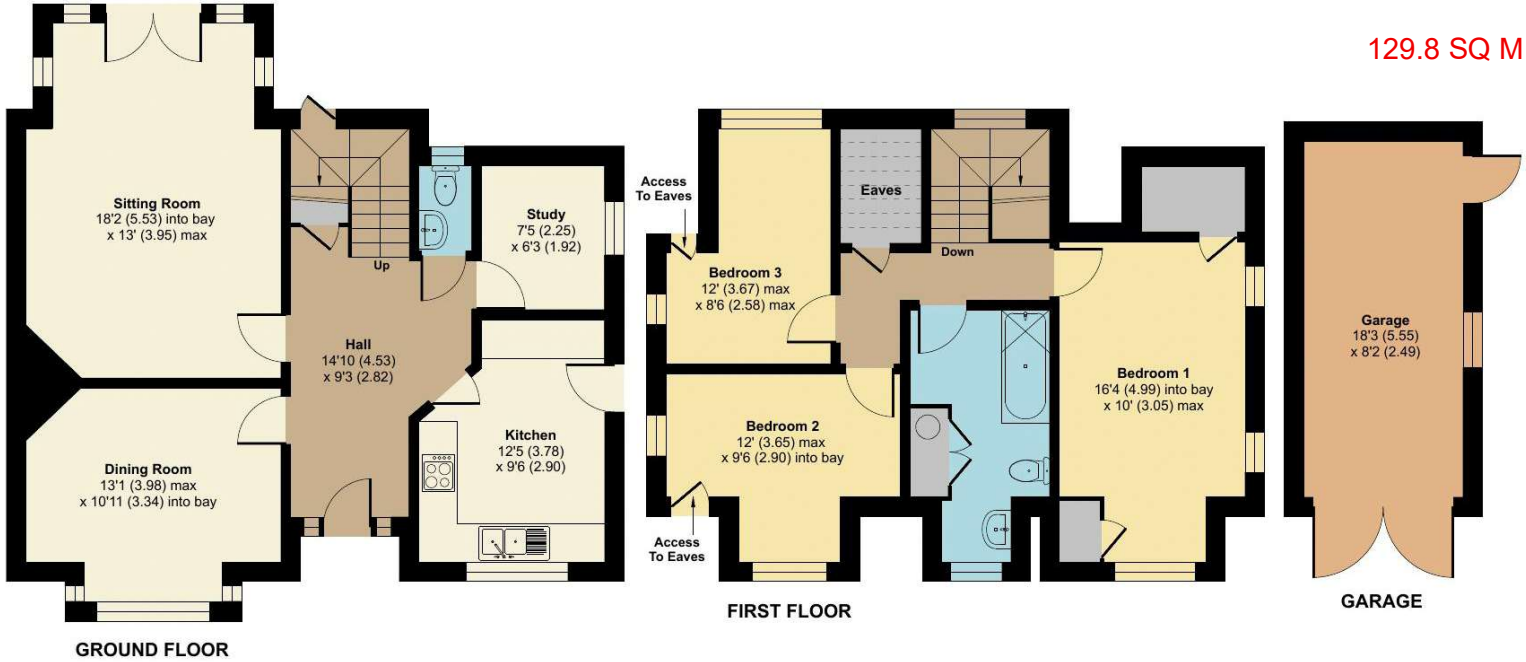
Chipstead has local shopping whilst both Coulsdon and Banstead Village are also easily reached for varied shopping, and both having Waitrose Supermarkets. This location is convenient for a selection of schooling including Chipstead Valley Primary, St Anne's, Banstead Primary, Banstead Prep, The Hawthorns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

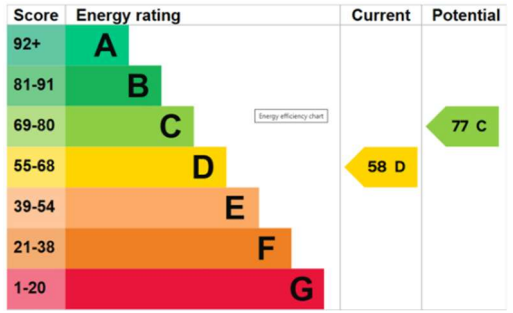
High on the North Downs, the area has abundant open countryside for walks, cycling and riding, including Banstead Woods and Park Downs both within a short walk. Both Banstead and Chipstead have several sports clubs, there are golf clubs at Chipstead, Kingswood and Banstead and the area has a wealth of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

TOTAL FLOOR AREA

1,399 SQ FT

129.8 SQ M





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

The many features of this fine home include:

- Pretty detached house with cottage character
- Lovely bright central hallway with cloakroom
- Fireplaces to both sitting room and dining room
- Limed-oak fitted kitchen with some appliances
- Replacement double glazed windows and double doors
- Secluded rear garden and In and Out driveway
- Potential to extend, subject to usual consents
- Very well maintained and presented
- Available with no onward chain
- Accessible location, just minutes from the station

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.