



Hollymead Road | Chipstead | Coulsdon | CR5 3LQ

Asking Price £1,100,000

**BOND & SHERWILL**  
EST. 1908

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Coulsdon | CR5 3LQ  
Asking Price £1,100,000

Occupying a substantial & impressive plot just over a third of an acre in size this double-fronted, detached bungalow is located on a tree-lined road within the heart of Chipstead Village.

The interior includes a 27 ft long lounge, family room, three good-size bedrooms, two en-suites, a separate shower room and conservatory.

Additional features include a good-size driveway with off-street parking for multiple vehicles, detached garage and garden outbuilding.

The plot, which is just over a third of an acre in size, offers the perfect opportunity to develop subject to planning permission while the property also benefits from a very impressive loft space.

Chipstead Village is a popular and exclusive village benefiting from good proximity to a host of independent schools and highly-rated state schools. The numerous green spaces within the local area include the famous Farthing Downs and offer the ideal opportunity for walks while there are also plenty of stables and equestrian facilities. The village also benefits from a tennis club and Chipstead Golf Club.

Shops can be found at Chipstead parade while further amenities, restaurants and shopping opportunities can be found in Banstead & Coulsdon. The M23/M25 interchange provides access to the national motorway network including places such as Heathrow & Gatwick.

Chipstead Railway Station can be used for services to London Bridge while Coulsdon South Railway Station can be used for Thameslink and access into London Victoria, Kings Cross, St. Pancras, Farringdon, Brighton, East Croydon and a host of addition destinations.

#### **Porch**

The porch is dual-aspect and includes two single-glazed windows with secondary-glazing and ceiling rose.



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**Hallway**

The hallway includes wooden flooring, loft hatch and smoke alarm.

**Lounge**

The lounge is dual-aspect and includes three radiators, double-glazed window, two single-glazed windows with secondary-glazing, marble-effect hearth with wood surround and coved ceiling.

**Family Room**

The family room includes two radiators, single-glazed window with secondary-glazing and coved ceiling.

**Bedroom Two**

Bedroom two includes two radiators, double-glazed window and coved ceiling.

**Bedroom Two En-Suite**

The en-suite is dual-aspect and includes low-level W.C with dual-flush, frosted-effect single-glazed window with secondary-glazing, double-glazed frosted-effect window, tiled walls, pedestal wash-hand basin, shower enclosure with shower hose attachment, radiator and extractor fan.

**Kitchen/Diner**

The kitchen/diner includes wall & base level units with work surface area, partially-tiled walls, one & a half bowl sink with drainer, four-ring gas hob with concealed extractor hood, oven, space for dishwasher, space for free-standing fridge-freezer, space for washing machine, concealed boiler and radiator.

**Passage**

The passage includes door leading to rear garden.

**Bedroom Three**

Bedroom three is dual-aspect and includes single-glazed windows with secondary-glazing, dado rail, two radiators and coved ceiling.

**Shower Room**

The shower room includes shower enclosure with electric shower, cupboard, chrome heated towel rail, low-level W.C with dual-flush, tiled walls, wash-hand basin and double-glazed window.



### **Bedroom One**

bedroom one includes double-glazed window, fitted wardrobe and two radiators.

### **Bedroom One En-Suite**

The en-suite includes low-level W.C with dual-flush, wash-hand basin, double-glazed window, partially-tiled walls, bidet, panel-enclosed bath with shower hose attachment, radiator and extractor fan.

### **Conservatory**

The conservatory includes double-glazed windows and double-glazed glass-panel doors leading to rear garden.

### **Garage**

The garage includes up & over door and power.

### **Garden Outbuilding**

The garden outbuilding includes single-glazed window and power.

### **Rear Garden**

The impressive, mature rear garden is mostly level with a patio area. Features includes side access, greenhouse, water tap and a range of trees, plants, hedges & shrubs.

### **Front Garden**

The front garden includes a driveway with off-street parking for multiple vehicles and is partially laid to lawn.

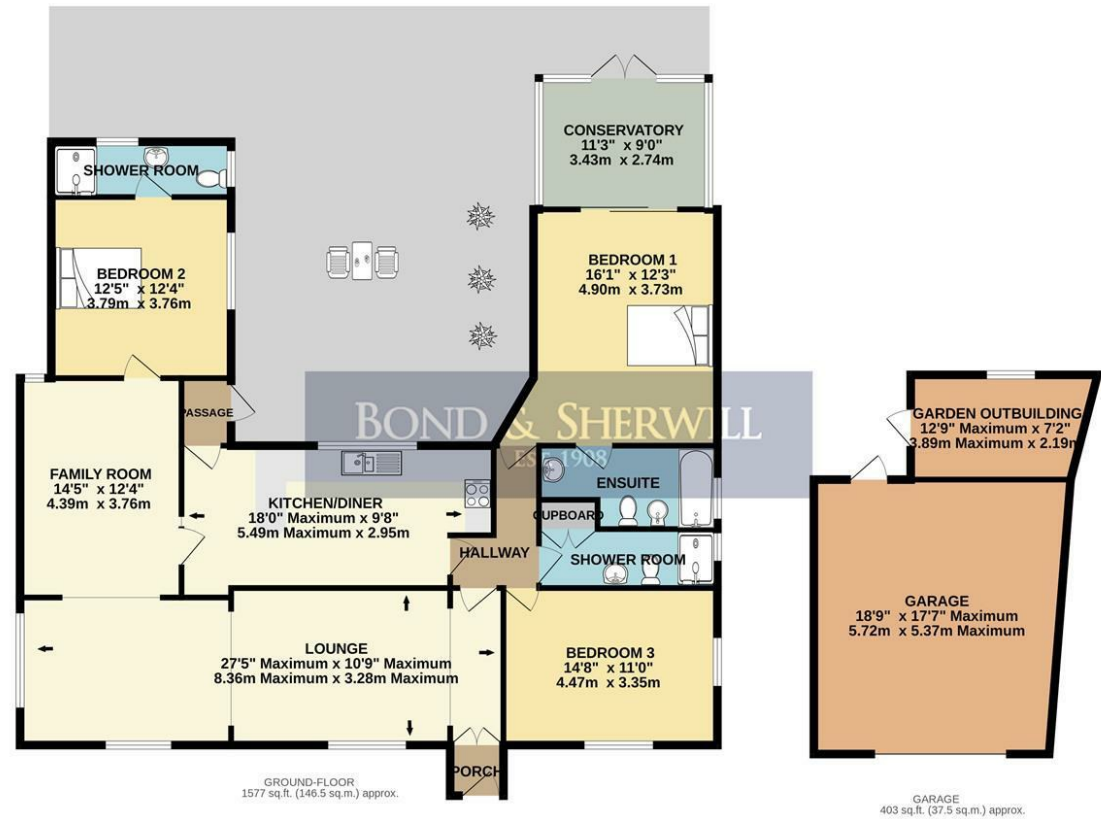


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TOTAL FLOOR AREA : 1577sq.ft. (146.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
(55-68) <b>D</b>		<b>66</b>	<b>75</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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