



CHIPSTEAD WAY, BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£600,000**

FREEHOLD

Winkworth





CHIPSTEAD WAY

BANSTEAD, SURREY, SM7

AN ATTRACTIVE AND WELL-PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL ROAD CLOSE TO LOCAL SHOPS

This house has been extended by the current owners, and offers bright and spacious living accommodation throughout. The house is conveniently located within easy reach of Woodmansterne Village. Well-regarded schools, local shops and amenities, as well as good transport links are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



CHIPSTEAD WAY
BANSTEAD, SURREY, SM7

This well-presented four bedroom house has a modern contemporary feel inside and out.

The property has been extended and offers generous accommodation over three floors with the ground floor comprising of entrance hall, living room to the front, an open plan kitchen/breakfast room with a breakfast bar and a range of appliances, and a rear door to the garden.

The first floor offers two double bedrooms and a well-appointed family bathroom, with a further single bedroom which is currently used as a study. The principal bedroom is on the second floor with a lovely Juliet balcony, built-in wardrobes, and a modern ensuite shower room.

Outside, the front has a private driveway offering off road parking for two cars and shared side access to the original garage and the rear garden. The garage has been converted and is used as a home office/gym. The attractive rear garden extends to 75 feet in length, and has a nice partially covered patio area adjacent to the house, with the rest mainly laid to lawn with a selection of shrub borders. There are also two useful brick built storage units providing useful storage space.

The area has well-regarded schools and local shops can be found in Woodmansterne, with a more comprehensive range of shopping and leisure facilities in Banstead Village.



BANSTEAD OFFICE

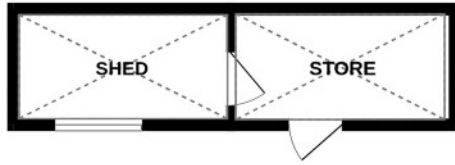
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AT A GLANCE...

- Entrance Hall
- Living/Dining Room - 18'7" x 10'10" (5.66m x 3.30m)
- Kitchen/Breakfast Room - 15'7" x 12'6" (4.75m x 3.81m)
- Bedroom 1 - 15'8" x 10'5" (4.78m x 3.17m)
- Ensuite Shower
- Bedroom 2 - 11'9" x 11'0" (3.58m x 3.35m)
- Bedroom 3 - 11'1" x 10'4" (3.38m x 3.14m)
- Bedroom 4 - 7'0" x 6'1" (2.13m x 1.85m)
- Family Bathroom - 6'2" x 6'1" (1.89m x 1.85m)
- Private Driveway
- Converted Garage / Home Office - 15'6" x 7'8" (4.72m x 2.34m)
- Brick Built Storage Units
- Garden - 75' (22.86m) approx



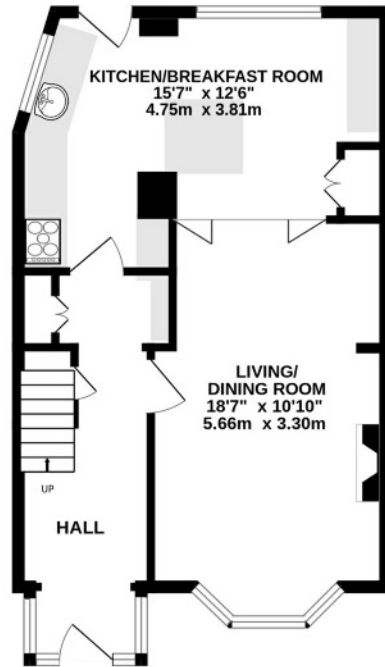




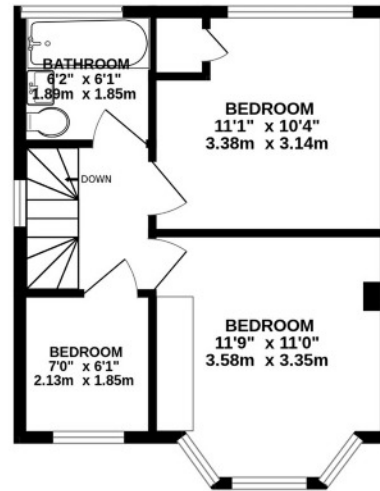
Chipstead Way, Banstead

INTERNAL FLOOR AREA
(APPROX.) 1225 sq ft/ 113.8 sq m
Excluding Shed/Store

Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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See things differently.