



RECTORY LANE, BANSTEAD, SURREY, SM7

£495,000

FREEHOLD

Winkworth





RECTORY LANE

BANSTEAD, SURREY, SM7

**THIS WELL PRESENTED THREE
BEDROOM SEMI-DETACHED HOUSE IS
LOCATED IN AN ESTABLISHED
RESIDENTIAL POSITION AND IS IN GOOD
DECORATIVE ORDER WITH OFF STREET
PARKING FOR 2 CARS AND A GARAGE.**

Rectory Lane is a desirable location, and the house has a slightly elevated position enjoying views across the fields opposite. There is a choice of local schooling in this vicinity including the well-regarded Chipstead Valley and Woodmansterne Primary schools. Both Chipstead and Woodmansterne Stations are less than a mile away with reliable rail services to London. Further amenities can be found at nearby Banstead Village. and Coulsdon Town



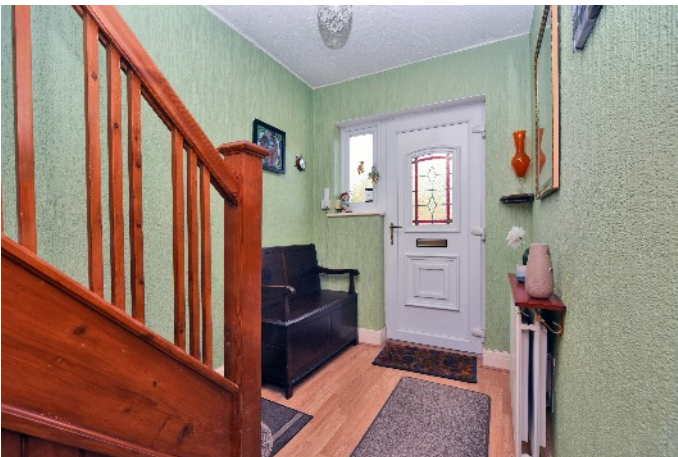
RECTORY LANE
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The ground floor briefly comprises; entrance hallway, a generous living room which leads to a good size dining room with direct access to the rear garden, a fitted kitchen which offers a range of high and low level units, some integrated appliances including an oven, gas and extractor fan.

Upstairs provides three bedrooms in total. Both the principal bedroom and second double bedroom have fitted wardrobes to one wall. There is a further single bedroom and a family bathroom with an over bath shower.

Outside, the frontage is block paved providing off-road parking for two vehicles. A shared driveway leads to a garage with an adjoining workshop. The rear garden extends to 70 feet and has a shaped lawn area with established borders and a raised, paved seating area.

All in all a superb house in a very convenient location, close to well regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside with local country pubs and where pursuits such as golf and horse riding can be enjoyed.



BANSTEAD OFFICE

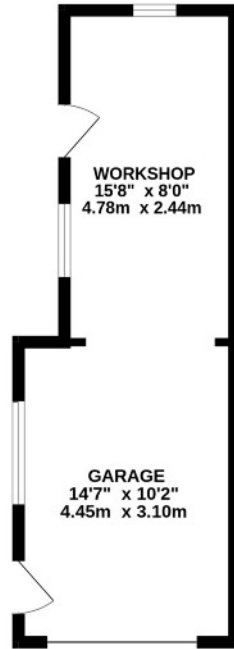
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AT A GLANCE...

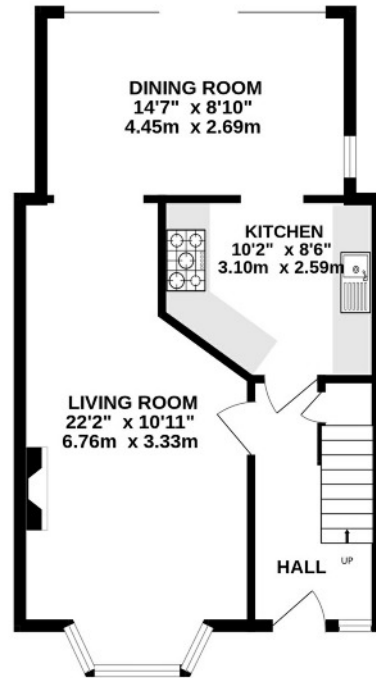
- Hallway
- Living Room - 22'2" x 10'11" (6.76m x 3.33m)
- Dining Room - 14'7" x 8'10" (4.45m x 2.69m)
- Kitchen - 10'2" x 8'6" (3.106m x 2.59m)
- Bedroom 1 - 12'1" x 10'11" (3.68m x 3.33m)
- Bedroom 2 - 10'11" x 10'0" (3.33m x 3.05m)
- Bedroom 3 - 7'4" x 6'1" (2.24m x 1.85m)
- Bathroom
- Garage - 14'7" x 10'2" (4.45m x 3.10m)
- Workshop - 15'8" x 8'0" (4.78m x 2.44m)
- Rear Garden - 70' (21.34m) approximately



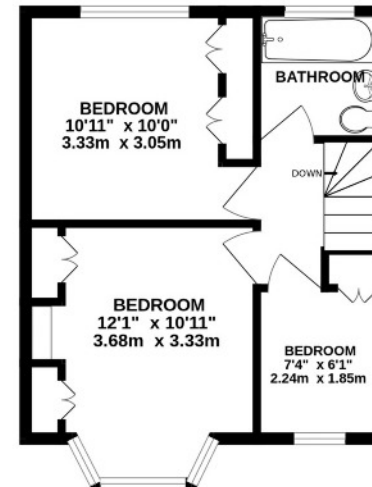




Rectory Lane, Chipstead
 INTERNAL FLOOR AREA (APPROX.) 1110 sq ft/ 103.0 sq m
 Including Garage/Workshop
 Garden extends to 70' (21.34m) approx.



GROUND FLOOR



FIRST FLOOR



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 | | | |
| (92+) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (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.