



264 Chipstead Way, Banstead  
Price £865,000 Freehold

ShineRocks  
PROPERTY AGENTS

# 264 Chipstead Way

## Banstead

An attractive 1930's, four double bedroom, two bath/shower room, two reception room, detached family residence, with block paved driveway and level westerly aspect rear garden. Situated on the borders of Banstead & Chipstead, within a short walk of the 390 acres of Banstead Woods & Chipstead Downs Nature reserve and Chipstead station, with trains to London Bridge/Victoria from 36/47 minutes. Enclosed porch, spacious reception hall, WC, Fully fitted kitchen/breakfast room with door to rear garden, separate utility room with door to garage, dual aspect living room with large square bay window and French door to rear garden, dual aspect sitting/family room with large square bay window overlooking front garden. Stairs to first floor landing, dual aspect principal bedroom with fitted cupboards and en suite shower room, three further double bedrooms, family bathroom. No CHAIN.

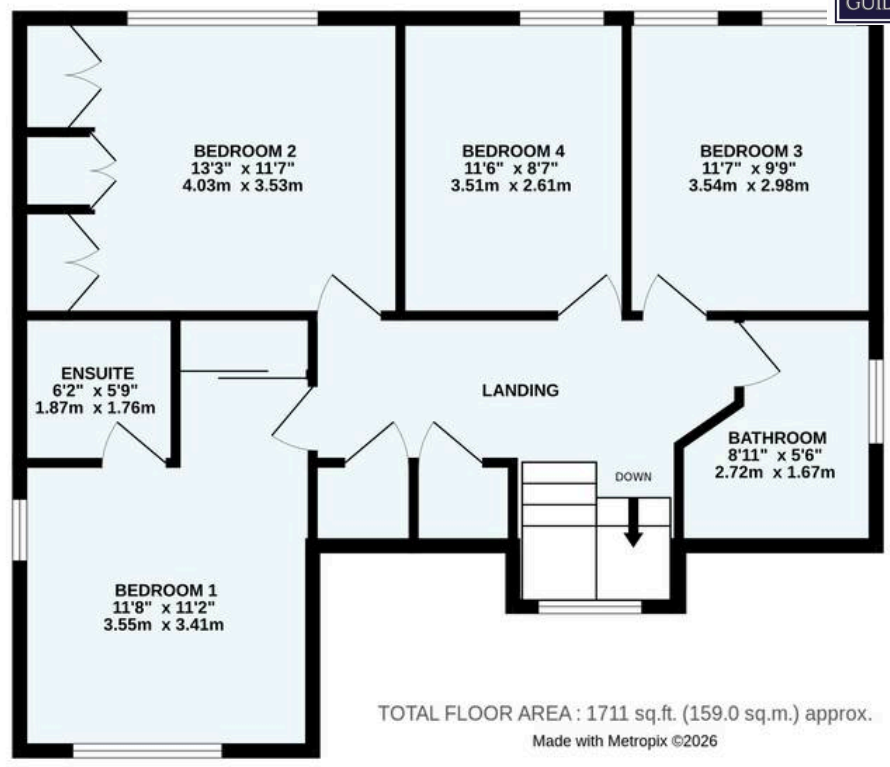
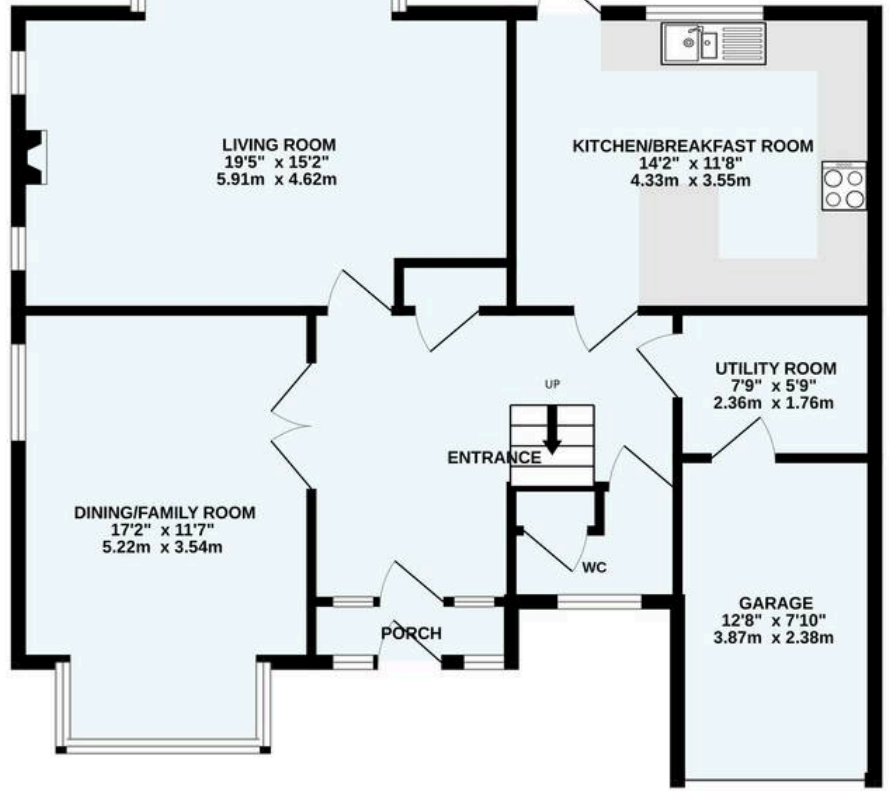
- FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE
- TWO BATH/SHOWER ROOMS + G/F WC
- TWO RECEPTION ROOMS + FULLY FITTED KITCHEN/BREAKFAST ROOM
- BLOCK PAVED DRIVEWAY + FULLY FENCED WESTERLY ASPECT REAR GARDEN
- PLANNING PERMISSION GRANTED FOR LARGE SINGLE STOREY REAR EXTENSION
- 10 MINUTES WALK TO BANSTEAD WOODS & CHIPSTEAD NATURE RESERVE AND CHIPSTEAD STATION WITH TRAINS TO LONDON BRIDGE/VICTORIA FROM 36/47 MINUTES
- COUNCIL TAX BAND G - EPC E





**GROUND FLOOR**  
883 sq.ft. (82.0 sq.m.) approx.

**1ST FLOOR**  
829 sq.ft. (77.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.**  
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# ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.