



Attractive secluded gardens in a popular Chipstead location

THE LAURELS

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Lissoms Road Chipstead CR5 3LE

Banstead Village 2 miles

London 16 miles

Coulsdon 2 miles

London by rail 35 minutes from Chipstead or

25 minutes from Coulsdon South

M23/M25 Intersection 15 minutes

All times and distances are approximate

Tucked away in this peaceful, tree-lined road, this well-maintained detached family home offers an ideal blend of space and tranquillity. The accommodation features generously-sized living areas, perfect for family life, and is situated on a naturally sheltered plot that provides both privacy and serenity. The property is further enhanced by beautifully landscaped gardens, creating a picturesque setting in this highly sought-after Chipstead location.

- | Hallway
- | Downstairs cloakroom
- | Sitting room
- | Dining room
- | Kitchen - breakfast room
- | Utility room
- | Double garage
- | Five bedrooms
- | Family bathroom
- | Dressing room
- | En-suite bathroom
- | Private garden
- | Off-street parking

Price £1,250,000





This meticulously maintained property is both spacious and naturally illuminated throughout and boasts a large, mature, and private Westley-facing garden. This unique detached home is set back from the road, providing ample parking space for 4 to 5 cars, in addition to a spacious double garage. Throughout the house, you'll find a variety of distinctive features that highlight its character and appeal. Located on one of Chipstead's premier roads, the property also offers excellent potential for further enhancements, making it an attractive opportunity for those looking to add their personal touch to a well-loved home.



Situated on one of Chipstead's premier roads in an excellent level plot, this is certainly one of Chipstead's finest locations. Chipstead Village has local shops, restaurants and Station with services to London Bridge and Victoria. Coulsdon South is also accessible with faster commuter links. Further amenities can be found at nearby Banstead Village or Coulsdon Town. There is an abundance of open countryside in this part of the Surrey Downs together with a choice of Golf Courses and other sporting clubs. The M23 and M25 can both be easily accessed by car, the latter providing routes to both Gatwick and Heathrow Airports.

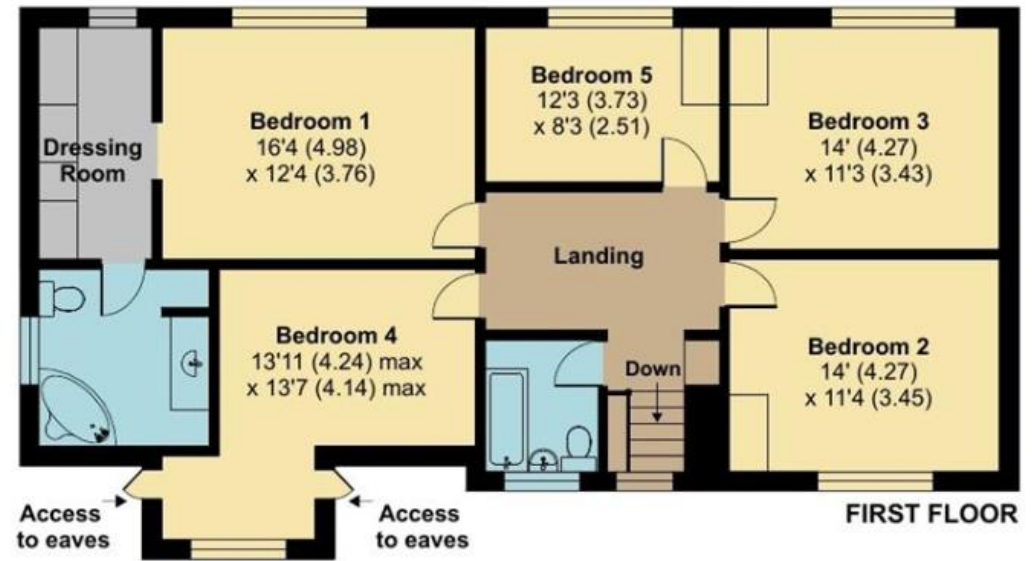
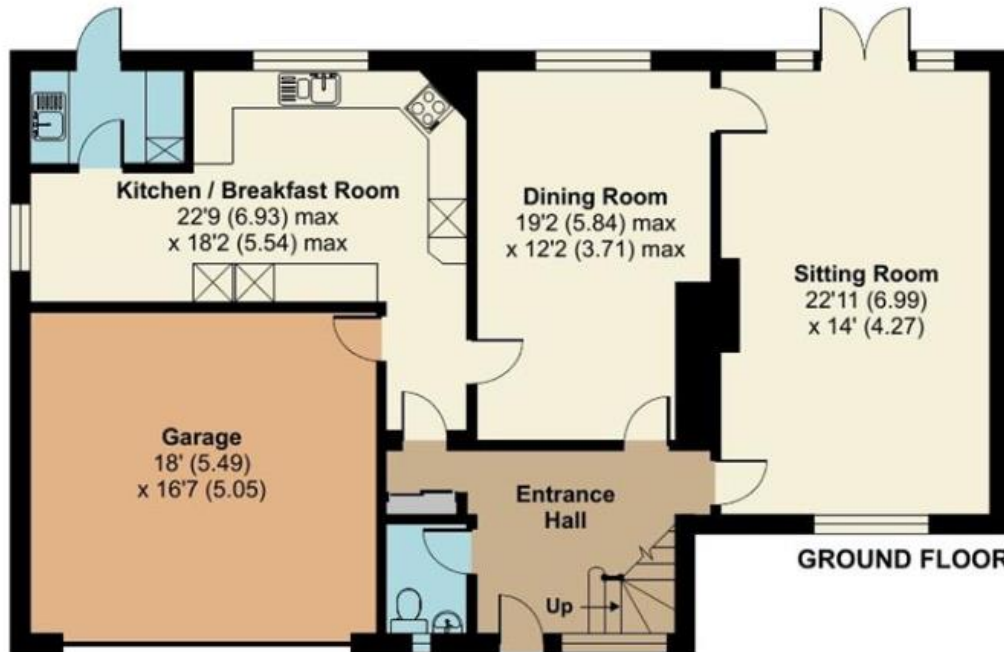
Five generous bedrooms | Private and spacious level Westley garden | Prime Chipstead location | Excellent potential to enhance and extend (STPP) | Well-presented throughout | Ample amount of off-street parking | Large principal suite with dressing room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

2,488 SQ FT / 231.1 SQ M



Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 All mains services
 FFTP Broadband
 To the best of our knowledge on production of this brochure

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