



A sought-after central village location

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

Vincent Close  
High Road  
Chipstead  
CR5 3FD

London 17 miles Banstead 3 miles

London by rail 35 minutes

M23/M25 Intersection 10 minutes

All times and distances are approximate

An attractive three bedroom semi-detached chalet style home which is presented in immaculate condition in this fine Chipstead location with an abundance of open countryside. Renovated and extended to a high standard by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining

- | Porch
- | Hallway
- | Downstairs Cloakroom
- | Kitchen - Breakfast Room
- | Open-Planned Sitting - Dining Room
- | Three Bedrooms
- | Family Bathroom
- | Office - Hobbies Room
- | Private Garden
- | Off-Street Parking

Offers in Excess of £675,000





This simply stunning three bedroom semi-detached family home has been recently extended and renovated to a very high specification by the current owners. Offering versatile accommodation throughout, this swish interior is bright and contemporary, providing all that you would expect of a luxurious family home. The open-plan living spaces make it perfect for entertaining with family and friends. The designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance along with the landscaped garden, and all in a central Chipstead location. An internal viewing is highly recommended to fully appreciate what this home has to offer.



This attractive location is also remarkably accessible. There are rail services to London from Chipstead Station and faster services from nearby Coulsdon South, and the M25/M23 intersection is within a few minutes' drive. Banstead Village is around 2 miles away and has excellent High Street shopping and a choice of local schooling, whilst Chipstead Village retains its tranquil, rural charm with village pond, local pub and restaurant, sports clubs, theatre and abundant open countryside.

Three Generous Bedrooms | Stunning Landscaped Gardens  
 Central Village Location | Block Paved Driveway Parking |  
 Beautifully Refurbished Throughout | Contemporary  
 Integrated Kitchen | Spacious Sitting Room With Bi-Folding  
 Doors Leading To The Patio Area | Separate Office - Hobbies  
 Room | Double- Sided Wood Burning Stove | Modern  
 Family Shower Room

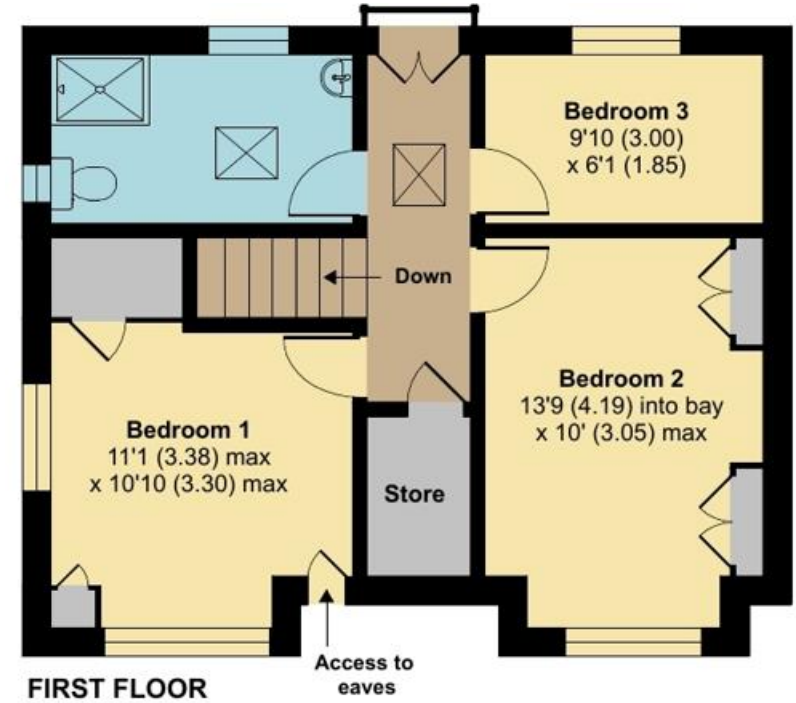
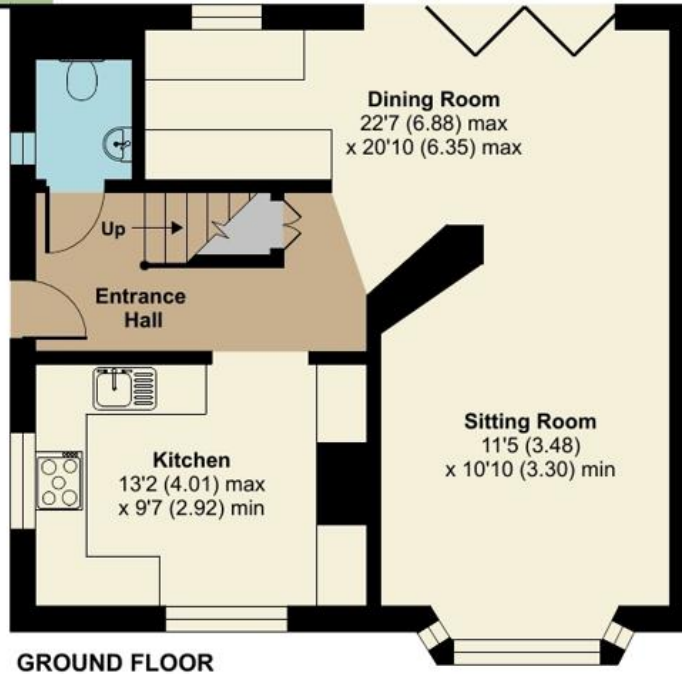
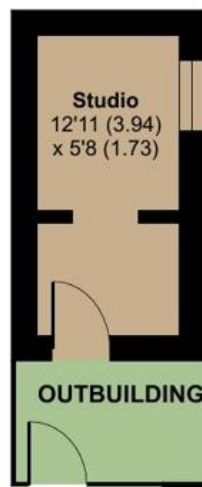


TOTAL FLOOR AREA

1,143 SQ FT / 106.1 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



discover more at [richardsaunders.co.uk](http://richardsaunders.co.uk)



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing  
 Please call us to arrange  
 a viewing appointment

1 Waterhouse Lane  
 Kingswood  
 01737 360000

2 High Street  
 Banstead  
 01737 363333

Residential Lettings  
 All Areas  
 01737 370700

