



Outwood Lane | Chipstead | Coulsdon | CR5 3NF

Offers In Excess Of £550,000

**BOND & SHERWILL**  
EST. 1908

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Coulsdon | CR5 3NF  
Offers In Excess Of £550,000

Located in a sought-after Chipstead cul-de-sac this three-bedroom, Georgian-style townhouse is chain-free and comes to the market with its own integral garage and impressive views of Banstead Woods.

The ground-floor features an integral garage, entrance hall, W.C and utility room. The first-floor benefits from an impressive-sized lounge/diner, kitchen and balcony while the second-floor features three bedrooms and a bathroom.

The beautifully-kept rear garden has a secluded feel to it and is the perfect place to entertain guests.

Chipstead Railway Station is within good proximity, offering swift and easy access to London Bridge, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. Shops and amenities can be found on Banstead High Street and Chipstead Parade.

There are also a number of golf courses in the local vicinity including Chipstead, Surrey Downs, Coulsdon Court, Woodcote Park and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon and the surrounding area also include a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Woodcote Primary School and Woodcote High School as well as there being a number of popular independent schools.

#### **Entrance Hall**

The entrance hall includes tiled flooring, radiator, dado rail, coved ceiling and stairs ascending to first-floor.

#### **W.C**

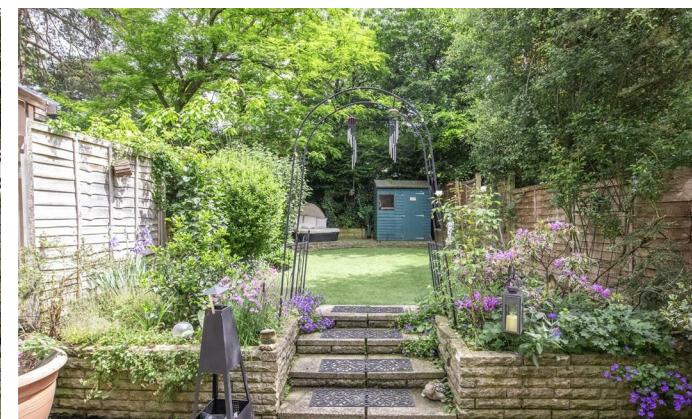
The W.C includes low-level W.C with dual-flush, chrome heated towel rail, double-glazed single-casement opaque window, wash-hand basin with mixer tap and tiled floor.

#### **Utility Room**

The utility room includes tiled flooring and space for washing machine.

#### **Garage**

The integral garage includes up & over door, power & lighting.



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## Lounge/Diner

The lounge/diner is dual-aspect and includes double-glazed four-casement Georgian-style window, two double-glazed Georgian-style windows, two radiators, double-glazed glass-panel Georgian-style door leading to balcony, dining area, double-glazed glass-panel Georgian-style double-doors leading to rear garden, coved ceiling, down-lights and stairs ascending to second-floor.

## Balcony

## Kitchen

The kitchen includes wall & base level units with work surface area, four-ring electric hob with oven and concealed extractor hood, partially-tiled walls, tiled floor, double-glazed two-casement Georgian-style window, one & a half bowl sink with drainer, coved ceiling and down-lights.

## Rear Garden

The rear garden includes a patio area and is partially laid to high-quality artificial grass. Features include an electric canopy, shed and a range of plants & shrubs.

## Landing

The landing includes cupboard and loft hatch.

## Bedroom One

Bedroom one includes impressive views over Banstead Woods, double-glazed three-casement Georgian-style window, fitted wardrobes and radiator.

## Bedroom Two

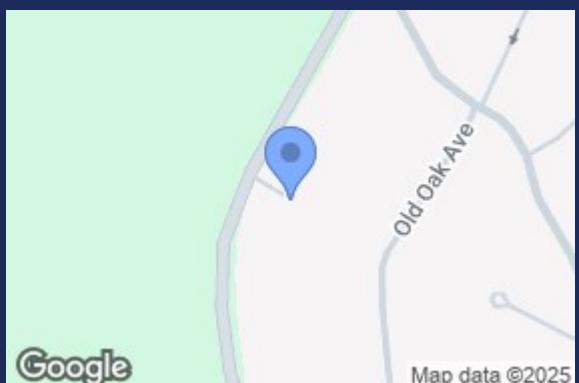
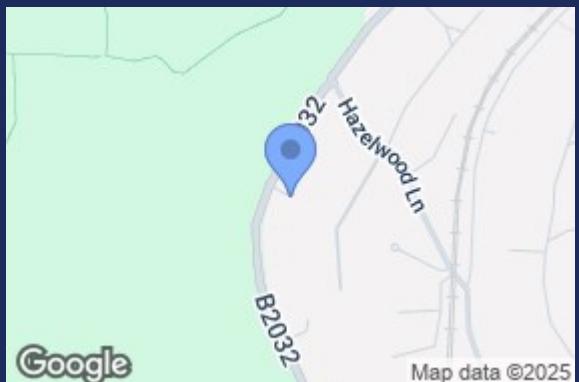
Bedroom two includes double-glazed three-casement Georgian-style window, fitted wardrobes and radiator.

## Bedroom Three

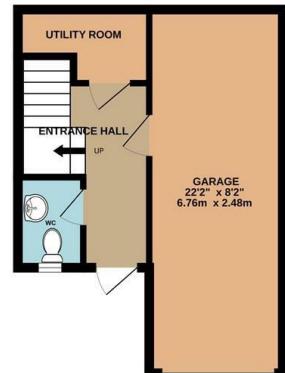
Bedroom three includes double-glazed two-casement Georgian-style window, vinyl flooring and radiator.

## Bathroom

The bathroom includes tile-enclosed bath, thermostatic shower with hose attachment, tiled floor, tiled walls, chrome heated towel rail, low-level W.C with dual-flush & concealed cistern, wash-hand basin with stainless-steel mixer tap, frosted-effect double-glazed two-casement Georgian-style window, extractor fan and down-lights.



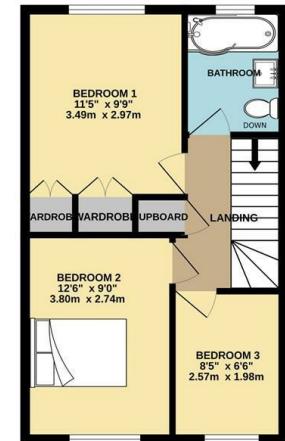
GROUND-FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



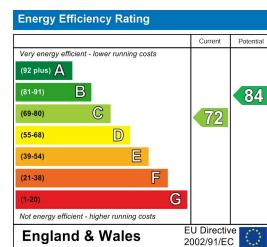
FIRST-FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



SECOND-FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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