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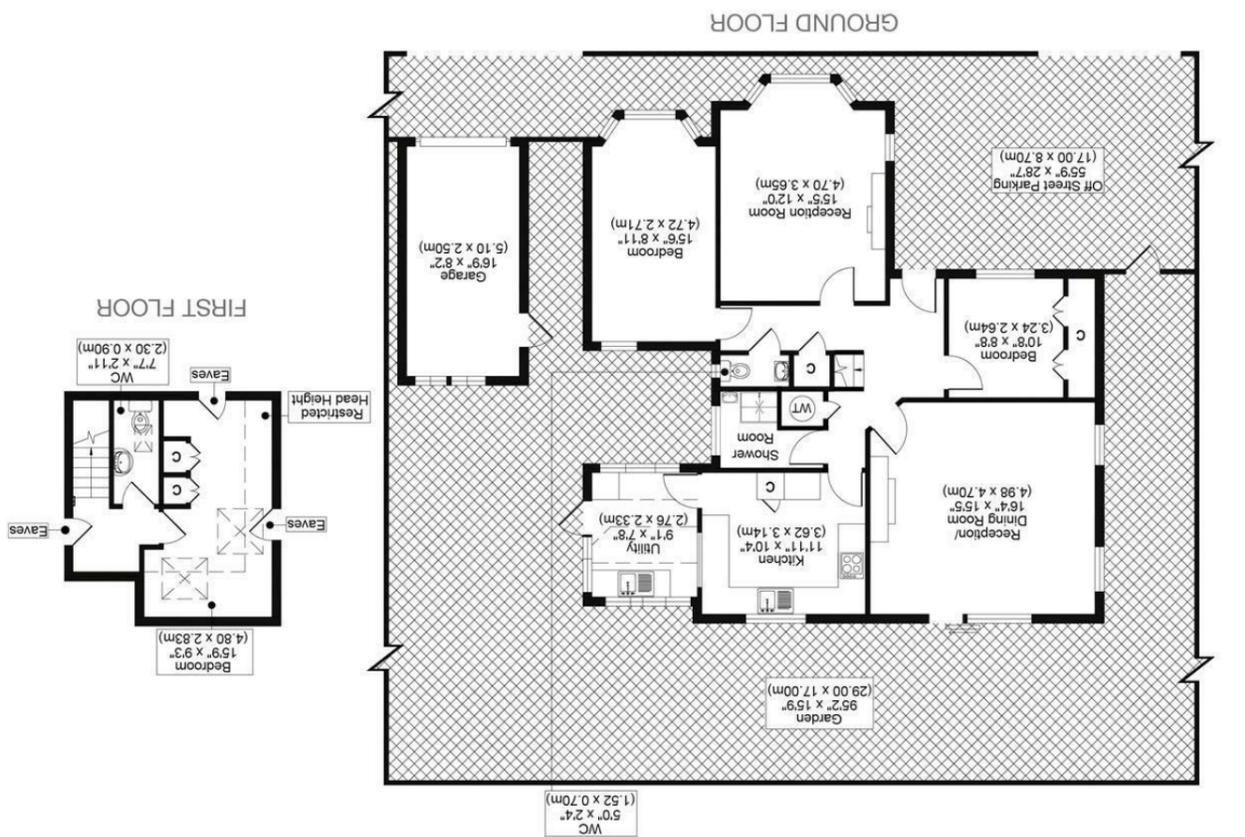
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



STAGBURY AVENUE, CR5  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1400 SQ.FT (130 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1208 SQ.FT (112 SQ.M)



CHRISTIES



# STAGBURY AVENUE, CHIPSTEAD CR5 3PD

## OFFERS IN EXCESS OF £770,000

SET IN THE PICTURESQUE AREA OF CHIPSTEAD, THIS CHARMING, DETACHED CHALET BUNGALOW PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR THOSE SEEKING A SPACIOUS AND VERSATILE HOME. BOASTING THREE WELL-PROPORTIONED BEDROOMS AND TWO RECEPTION ROOMS, THIS PROPERTY IS PERFECT FOR FAMILIES OR THOSE WHO ENJOY ENTERTAINING.

SET ON A GENEROUS PLOT, THE BUNGALOW COMES WITH FULL PLANNING PERMISSION, ALLOWING YOU TO CREATE YOUR DREAM HOME TAILORED TO YOUR PERSONAL TASTES AND NEEDS. THE FLEXIBLE LIVING SPACES OFFER A WONDERFUL CANVAS FOR MODERN LIVING, WHILE THE LARGE MATURE REAR GARDEN IS A STANDOUT FEATURE. THIS TRANQUIL OUTDOOR SPACE NOT ONLY PROVIDES A HIGH DEGREE OF PRIVACY BUT ALSO SHOWCASES STUNNING VIEWS OVER BANSTEAD WOODS, IS AN ANCIENT WOODLAND AND LOCAL NATURE RESERVE IN SURREY, OFFERING AROUND 230 ACRES OF SCENIC WALKS.

THE PROPERTY IS COMPLEMENTED BY A MATURE FRONT GARDEN, A PRIVATE DRIVEWAY THAT ACCOMMODATES PARKING FOR SEVERAL VEHICLES, AND A GARAGE FOR ADDED CONVENIENCE. ADDITIONALLY, THE NEARBY CHIPSTEAD GOLF COURSE OFFERS RECREATIONAL OPPORTUNITIES FOR GOLF ENTHUSIASTS, FURTHER ENHANCING THE APPEAL OF THIS DELIGHTFUL LOCATION.

IN SUMMARY, THIS DETACHED CHALET BUNGALOW ON STAGBURY AVENUE IS A RARE FIND, COMBINING CHARM, FLEXIBILITY, AND THE POTENTIAL FOR EXPANSION IN A SERENE SETTING.

PLANNING APPROVED WITH REIGATE AND BANSTEAD COUNCIL - REF: 25/00380/HHOLD

- 3 BEDROOM DETACHED CHALET BUNGALOW
- FULL PLANNING GRANTED WITH REIGATE AND BANSTEAD COUNCIL - REF: 25/00380/HHOLD
- LARGE MATURE REAR GARDEN WITH STUNNING VIEWS
- CLOSE TO BANSTEAD WOODS, CHIPSTEAD GOLF COURSE, AND CHIPSTEAD RAIL STATION
- PLOT MEASURES 0.23 ACRES (ACCORDING TO SURREY INTERACTIVE MAPS)
- PLOT WIDTH MEASURES APPROX 18.5 METERS (ACCORDING TO SURREY INTERACTIVE MAPS)
- EPC RATING D
- COUNCIL TAX BAND F

