



FINE & COUNTRY
Kingswood

1 Lackford Road
Chipstead, Surrey CR5 3TB

Property at a glance

- Detached Family Home
- Four Bedrooms
- Two Bath/Shower Rooms
- Open-Plan Kitchen/Breakfast/Family Room
- Bedroom Four To Ground Floor & Bathroom
- Two Reception Rooms
- Study
- Basement Home Office/Games Room
- Two Drive Ways & Garage
- Available Late January

Setting

This family home is situated in a village which is a commuters' haven, with Chipstead stations within easy reach providing routes to London Bridge and Victoria. Chipstead is surrounded by open countryside providing good riding and walks within half a mile, including Chipstead Meads, and Banstead Woods.

The M25 is a short journey away and Gatwick Airport is approximately 14 miles to the south. The village is a vibrant location with active sports clubs, including rugby, golf, tennis and football. It is also the home of the Chipstead Players, whose home is the recently renamed Courtyard Theatre. The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes and restaurants, including Waitrose and Marks & Spencer.

£3,250 PCM

1 Lackford Road

Located within walking distance of Chipstead railway station and shops is this wonderful four bedroom detached house available to rent from late January.

The ground floor accommodation comprises a double aspect sitting room, a dining room with feature fireplace; an open-plan kitchen/breakfast/family room, a study, and a double bedroom with separate bath/shower room. Wood flooring is laid to the majority of the ground floor.

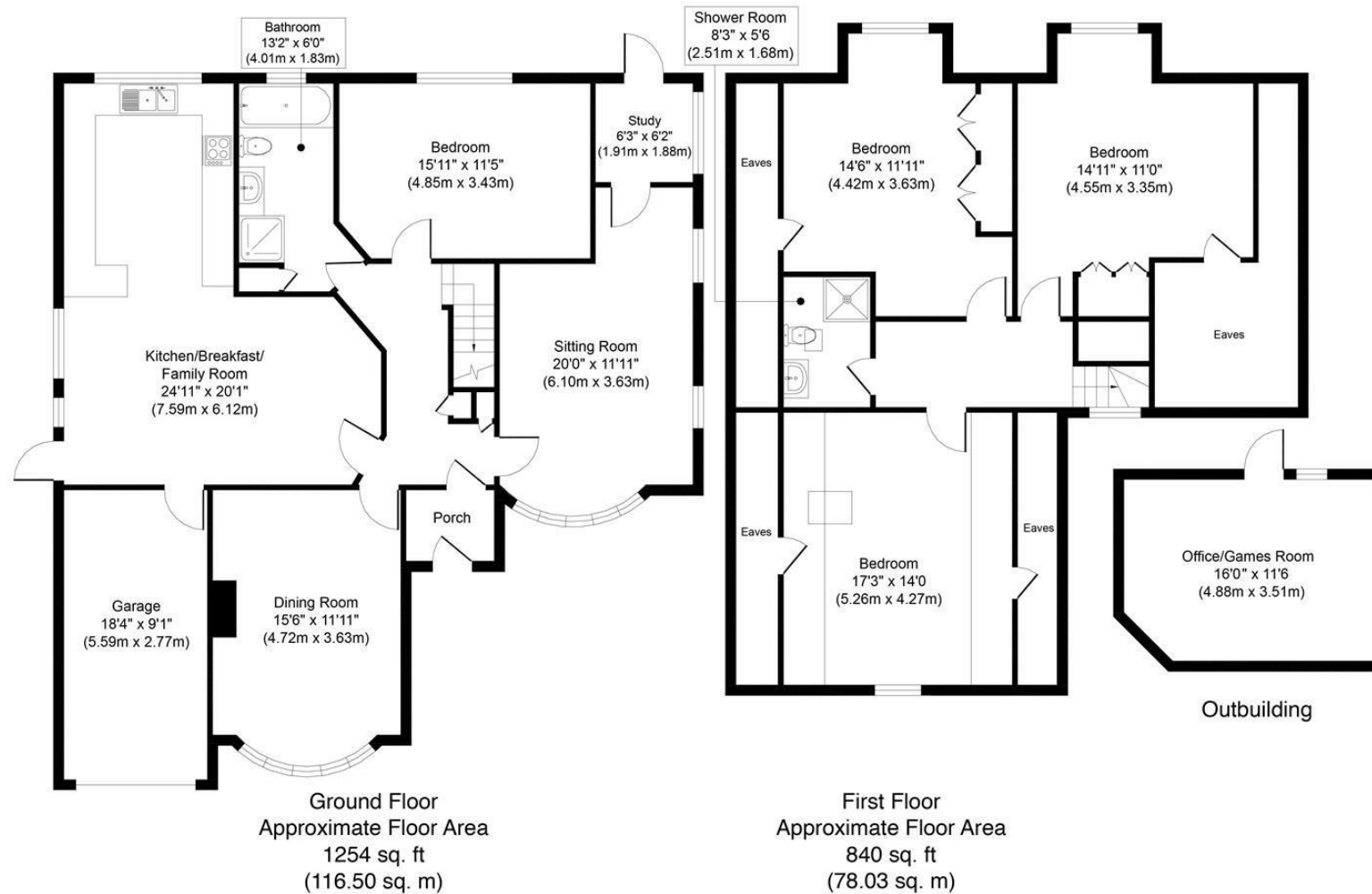
To the first floor is the spacious master bedroom, bedroom two with built in wardrobes, bedroom three also with built in wardrobes and access to the large eaves storage. There is also a family shower room.

Other benefits include a room to the basement accessed from the rear garden, ideal for home office or games room. There is a rear garden with a raised sun terrace and a shed. To the front are two driveways and access to the garage.

TERMS:

Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Deposit Protection Service. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.



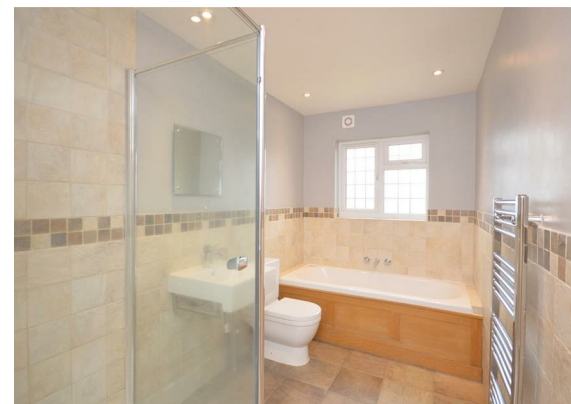


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) B		81
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
 Tel: +44 (0)1737 361014
 Email: kingswood@fineandcountry.com
 Web: kingswood.fineandcountry.co.uk
 Fine & Country Sales, Lettings, Land & New Homes

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