

## Thornfield Road Banstead, SM7 2HX

An opportunity to acquire a significantly improved and extended five bedroom end terraced home with a sizeable garden plot 66ft x 32.5ft approximately, within an easy walk of Banstead Village. The property has been subject to a re-fitted kitchen with all integral appliances and a loft conversion which affords two additional bedrooms and a bathroom. **SOLE AGENTS. NO ONWARD CHAIN**

Offers Over £550,000 - Freehold

 5  2  3



## FRONT DOOR

Replacement front door with outside light, giving access through to the:

## ENTRANCE HALL

Wood flooring. Stairs rising to the first floor. Contemporary radiator. Storage cupboards with hanging for coats.

## SITTING ROOM

Window to the front. Concealed radiator. Large understairs storage cupboard. Coving. Wooden flooring. Opening through to the:

## DINING ROOM

Continuation of the wooden flooring. Concealed radiator. Coving. Downlighters. Double opening doors to the rear.

## CONSERVATORY

Windows on two sides. Double opening French doors to the side enjoying a pleasant outlook over the rear garden. Tiled floor. Access from the dining area.

## RE-FITTED KITCHEN

Fitted to a high standard comprising of high quality units comprises of wooden work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral dishwasher. Fitted oven and grill. Surface mounted five ring gas hob with extractor above. A comprehensive range of eye level cupboards benefitting from underlighting. Underfloor heating. Coving. Downlighters.

## FIRST FLOOR ACCOMMODATION

### GOOD SIZED LANDING

Reached by a wooden tread staircase with window to the side. Downlighters. Stairs rising to the second floor. Cupboard housing gas central heating boiler. Wooden flooring.

### BEDROOM ONE

A comprehensive range of built in bedroom furniture comprising of fitted wardrobes with sliding mirrored doors. Radiator. Window to front. Wooden flooring.

### BEDROOM TWO

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Built in wardrobe.

### BEDROOM THREE

Window to front. Radiator. Wooden flooring. Downlighters.

## RE-FITTED BATHROOM

Whirlpool bath with mixer tap and shower attachment. Independent shower above the bath. Twin wash hand basins with mixer taps, tiled splashback and drawers below. Low level WC. Radiator. Obscured glazed window to the rear. Heated towel rail. Tiled floor. Extractor fan. Downlighters.

## SECOND FLOOR ACCOMMODATION

## LANDING

Velux window to the front. Access to the remainder of the loft. Downlighters. Radiator. Wooden flooring. Storage cupboard.

## BEDROOM FOUR

Large picture window to the rear with fine views of the garden and beyond. Wooden flooring. Radiator.

## BEDROOM FIVE

2 x velux windows to the front. Access to eaves storage. Radiator. Wooden flooring.

## SHOWER ROOM

Re-fitted shower room with a fully enclosed shower cubicle with both rain shower and hand held attachment. Wash hand basin with mixer tap and drawer below. Low level WC with concealed cistern. Part tiled walls. Tiled floor. Obscured glazed window to the rear. Radiator. Downlighters. Heated towel rail. Extractor.

## OUTSIDE

### FRONT

There is a small front garden with a pathway providing access to the front door. There is a wooden garden which gives access to the rear garden.

### REAR GARDEN

20.12m x 9.88m approximately (66'0 x 32'5 approximately) Principally a key feature of the property which would afford the prospective purchaser the opportunity to further extend STC. There is a patio immediately to the side which extends to the side to a further patio. There are various raised borders, flower/shrub borders and some mature trees. There is a wooden garden gate at the end of the garden which provides pedestrian access onto a footpath connecting to the village and other areas. Towards the end of the garden there is also a large wooden garden shed. Outside tap and outside lighting.

## BRICK BUILT STORE

Power and lighting. Plumbing for domestic appliances.

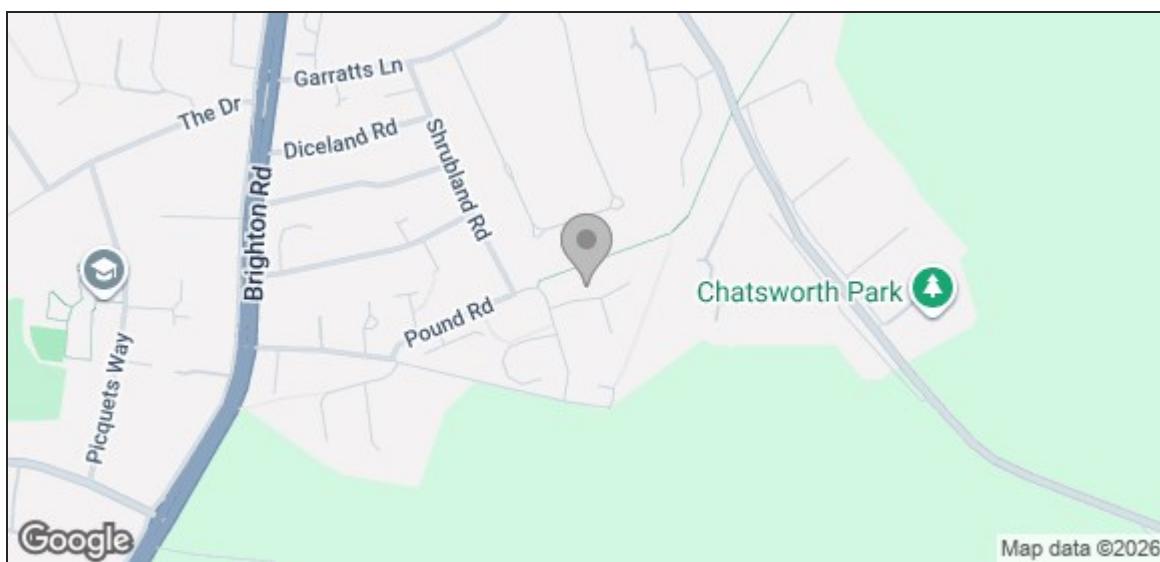
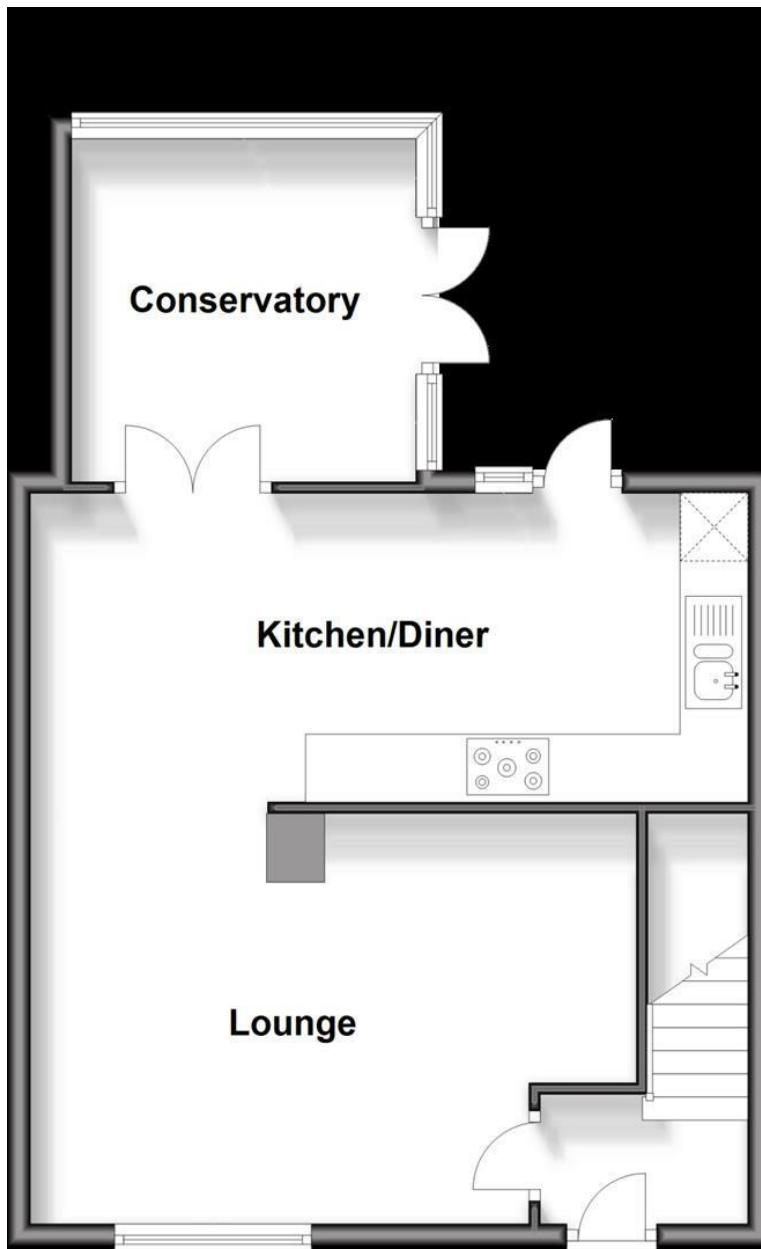
## COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



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WILLIAMS  
HARLOW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(61-91)	B		
(69-80)	C		
(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	