

Kingsley Avenue Banstead, Surrey SM7 2JH

An opportunity to acquire a Three Bedroom semi-detached home that has the potential to be extended (STPC) and has been fully modernised to a high standard by the current owners. The property has been re-wired, a new boiler has been installed along with a re-fitted kitchen and wet room. There is a large open-plan lounge/dining room, 90 ft landscaped rear garden, outside cabin currently used as a gym and driveway providing off street parking for two vehicles. All is located on a popular residential road and is within a short stroll of BANSTEAD HIGH STREET and TRAIN STATION. A viewing is highly recommended. SOLE AGENTS.

£695,000 - Freehold



ENTRANCE PORCH

Composite front door. Double glazed windows to the side. Tiled floor. Gas meter. Giving access to the:

FRONT DOOR

Composite front door with double glazed window to the side, giving access through to the:

ENTRANCE HALL

Coving. Straight staircase to the first floor. Understairs storage cupboard. Contemporary style radiator.

LOUNGE/DINING ROOM

LOUNGE AREA

Double glazed window to the front. Radiator. Coving. Wooden flooring.

DINING AREA

Fireplace feature with stone mantle and surround and marble hearth and insert. Working gas fire. Double glazed patio doors enjoying a pleasant outlook over the rear garden giving direct access to the patio area. Wooden flooring. Continuation coving.

RE-FITTED KITCHEN

A comprehensive range of cupboards and drawers below and above the work surface. Integrated appliances of electric oven, microwave, dishwasher and fridge freezer. Butler style sink with drainer. Five zone induction hob with extractor above. Larder cupboard. Tiled splashback. Downlighters. Access to the understairs storage cupboard. Wall mounted recently replaced boiler. Double glazed door giving access to the rear garden. Double glazed window to the side.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by straight staircase. Obscured double glazed window to the side. Storage cupboard. Contemporary style radiator. Loft hatch. Coving.

BEDROOM ONE

Double glazed window to the rear. Coving. Radiator.

BEDROOM TWO

Currently used as a dressing room and additional seating area. Double glazed window to the front. Radiator. Coving.

BEDROOM THREE

Double glazed window to the front. Radiator. Coving.

RE-FITTED SHOWER ROOM

Walk in shower with massage shower system, rain shower, body jets and hand held attachment. Low level WC. Large modern style wash hand basin with storage below. 2 x heated towel rails. Obscured double glazed window to the rear. Part tiled walls. Tiled flooring. Downlighters. Extractor.

OUTSIDE

FRONT

There is a driveway providing off street parking for two vehicles. Outside power. Coach style lantern. Border with mature shrubs.

REAR LANDSCAPED GARDEN

27.43m length approximately (90'0 length approximately)
There is a large patio area immediately to the rear providing a great space for entertaining. Side access to the front of the property. Outside power. Outside tap. A secluded seating area with astro turf. Slope leading down to the remainder of the garden which is mainly laid to lawn with some mature herbaceous borders. Decorative borders and raised flower beds with gazebo style surrounds.

OUTBUILDING

Located at the end of the garden. Currently used as a gym but is dual purpose with power and lighting but could be a home office or bar. Additional storage sheds which blend into this building on either side.

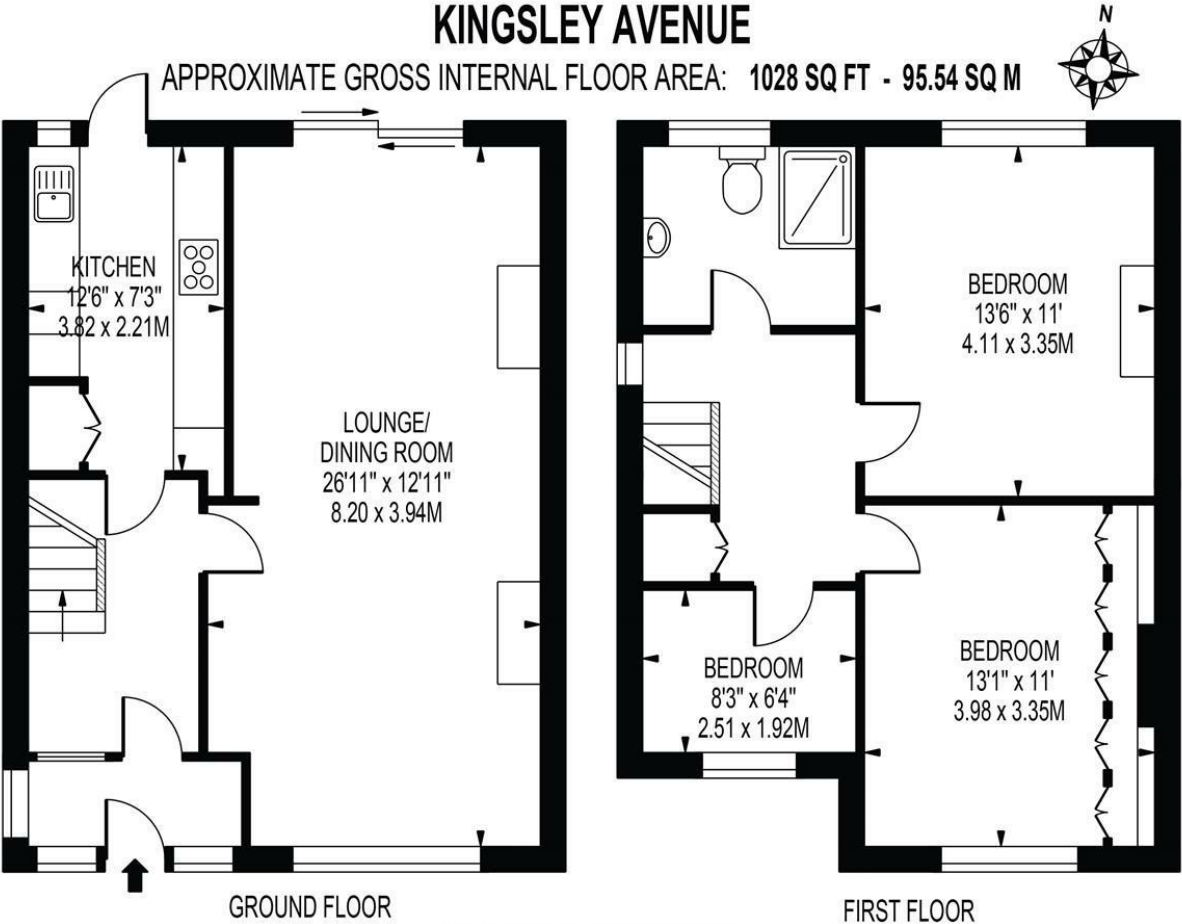
COUNCIL TAX

Reigate & Banstead Band E £2,859.20 2024/25



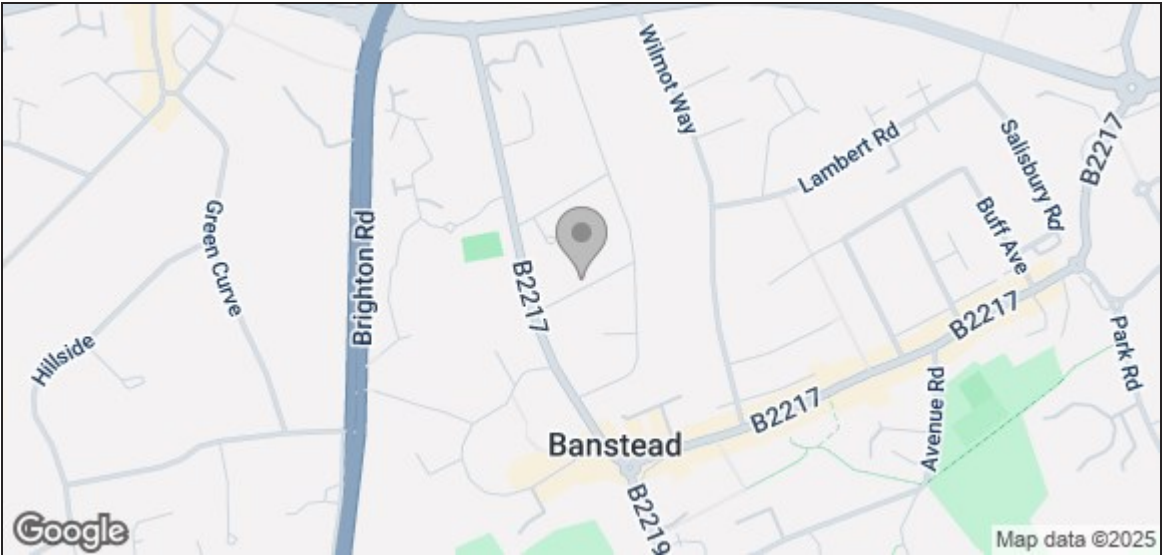
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WILLIAMS
HARLOW



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(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		