

## Lower Sawley Wood Banstead, SM7 2DB

An opportunity to acquire a spacious THREE DOUBLE BEDROOM property with versatile accommodation arranged over three floors in a quiet yet convenient location in BANSTEAD VILLAGE. This delightful terraced house offers TWO BATHROOMS and a perfect blend of comfort and convenience being within walking distance to BANSTEAD TRAIN STATION and all local amenities. This property is ideal for families or people seeking more space or downsizers looking for a peaceful location on the outskirts on Banstead Village. The property has a garage and OFF STREET PARKING. VIEWING HIGHLY RECOMMENDED. NO CHAIN.

Offers In Excess Of £500,000 - Leasehold



## FRONT DOOR

Under canopy porch. Bin store. Front door with obscured glass giving access to the:

## ENTRANCE HALL

Straight staircase to the first floor. Understairs storage cupboard. Radiator. Coving. Fuse board for the electrics. Wood effect flooring.

## LOUNGE/DINING ROOM

Double glazed window to the rear enjoying a pleasant outlook over the rear garden. Double glazed French doors giving access to the rear garden. Radiator. Coving. Dado rail.

## KITCHEN

A comprehensive range of cupboards and drawers below the work surface. Roll edge work surface incorporating sink drainer. Four ring Neff gas hob with extractor above. Tiled splashback. Spaces for washing machine, fridge freezer and dishwasher. Fitted electric double oven. Downlighters. Double glazed window to the front. Radiator.

## DOWNSTAIRS WC

Low level WC. Wall mounted wash hand basin with storage cupboard below. Tiled splashback. Radiator. Obscured double glazed window to the front.

## FIRST FLOOR ACCOMMODATION

### LANDING

Airing cupboard housing the water cylinder. Staircase leading to the second floor.

### BEDROOM ONE

Double glazed window to the rear enjoying views of the rear garden. Coving. Dado rail. Fitted wardrobes. Radiator. Door leading through to the:

### EN-SUITE BATHROOM

Panel bath with hand held shower with start/stop button. Wash hand basin with storage below. Low level WC with concealed cistern. Cupboard housing the gas central heating boiler. Heated towel rail. Obscured double glazed window to the rear. Fully tiled walls and tiled floor.

### BEDROOM TWO

Double glazed window to the front. Fitted wardrobes. Coving. Radiator.

### FAMILY SHOWER ROOM

Walk in shower with thermostatic bar shower system with hand held shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Shaver point. Obscured glazed window to the front. Fully tiled walls and tiled floor.

## SECOND FLOOR ACCOMMODATION

### LANDING

## BEDROOM THREE

Double glazed windows to the rear. Built in storage cupboard. Large amount of eaves storage. Radiator.

## OUTSIDE

### FRONT

The property has a lovely green outlook overlooking well maintained communal gardens.

### REAR GARDEN

There is a patio immediately to the rear of the property. The remainder of the garden is mainly laid to lawn with some hard standing towards the rear of the garden and herbaceous/shrub borders. The garden enjoys a lovely open outlook beyond the rear fence.

### GARAGE

Single garage in nearby block.

### LEASE

999 years from 1985.

### SERVICE CHARGE

Approximately £950 per annum.

### COUNCIL TAX

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





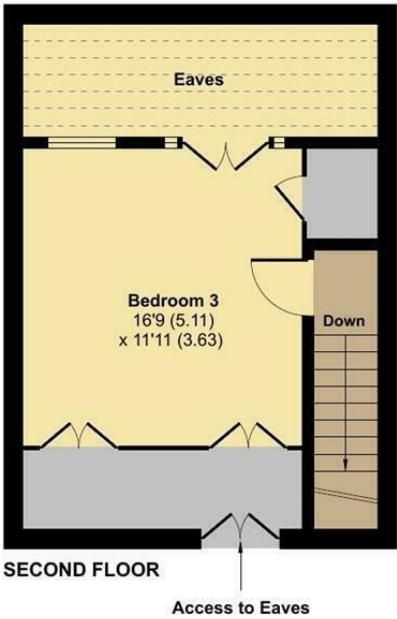
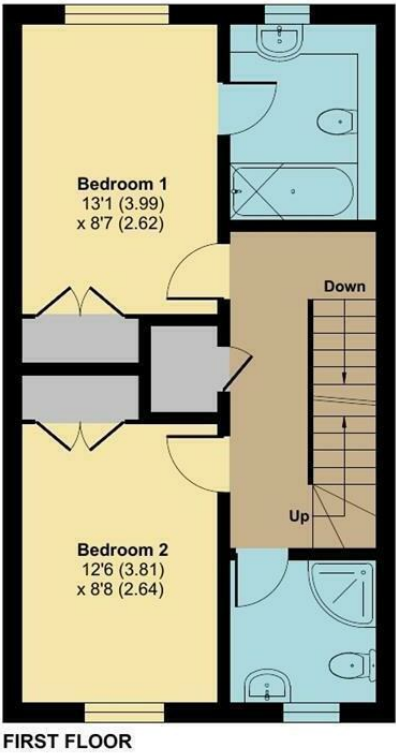
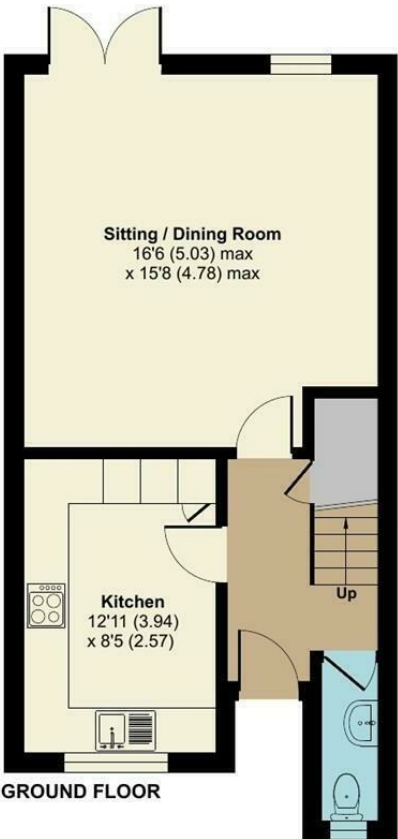


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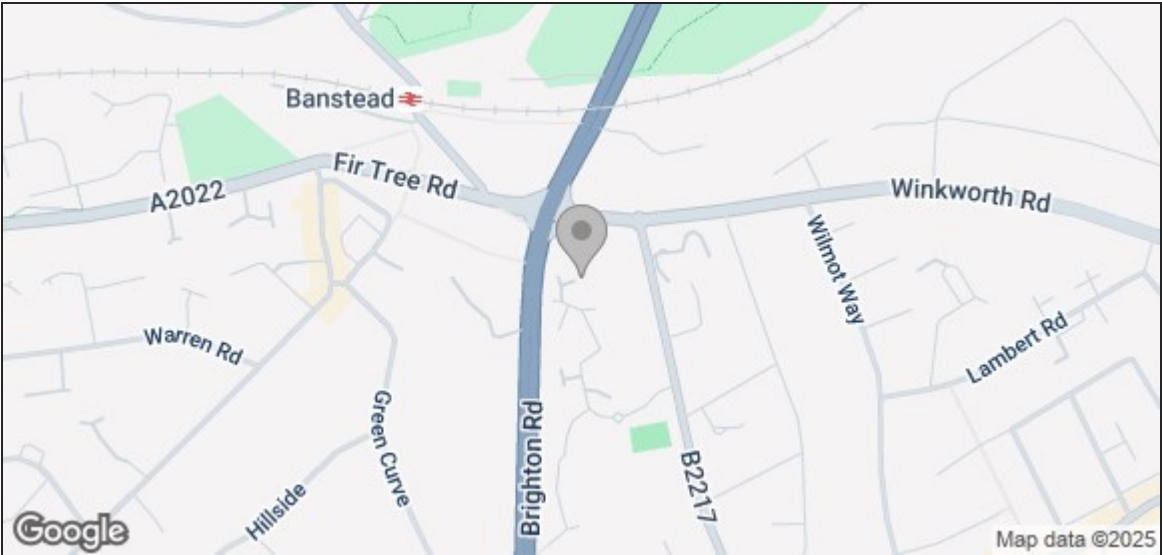
WILLIAMS  
HARLOW

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Approximate Area = 1197 sq ft / 111.2 sq m  
Limited Use Area(s) = 86 sq ft / 7.9 sq m  
Total = 1283 sq ft / 119.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Richard Saunders. REF: 1196421



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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		