

## Kingsley Avenue Banstead, Surrey SM7 2JH

WILLIAMS HARLOW OF BANSTEAD are pleased to offer this 1930's three bedroom semi detached house with a Southerly aspect rear garden extending to 60 feet with a short walk of Banstead Village High Street. The property does require modernisation however offers the opportunity to extend and improve (STC). There is also off street parking to a private driveway and an attached garage. SOLE AGENTS

Asking Price £695,000 - Freehold





## PORCH

Accessed via a double glazed sliding door. Quarry tiled floor and double glazed window either side. Giving access to the:

## FRONT DOOR

Obscured glazed front door leading into the:

## ENTRANCE HALL

Picture rail. Radiator. Stairs leading to the first floor landing. Understairs storage cupboard which houses the fuse board and meters plus an additional storage area at the rear of the stairs, useful space for coats and domestic appliances.

## LOUNGE

Double glazed bay window to the front. Fireplace feature with wooden mantle and surround with a marble hearth and gas flame effect fire. Radiator. Coving.

## DINING ROOM

Double glazed patio doors enjoying a pleasant outlook over the south facing rear garden. Coving. Fireplace feature with wooden mantle surround and hearth with a gas flame effect fire. Radiator. Wood effect flooring.

## DOWNSTAIRS WC

Low level WC. Wash hand basin. Obscured glazed window to the rear.

## KITCHEN

Roll edge work surface incorporating a stainless sink with drainer. A comprehensive range of cupboards below the work surface and eye level cupboards. Extractor fan. Wall mounted gas central heating boiler. Part tiled walls. Double glazed window to the rear enjoying a lovely outlook over the south facing rear garden. Double glazed door to the side and double glazed window to the side.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to the side. Loft access.

### BEDROOM ONE

Double glazed bay window to the front enjoying a nice elevated view. Radiator.

### BEDROOM TWO

Double glazed window to the rear. Radiator. Built in wardrobe.

### BEDROOM THREE

Double glazed window to the front. Picture rail. Radiator.

### FAMILY BATHROOM

Bath. Wash hand basin with storage below. Aqualisa power shower. Obscured double glazed window to the rear. Radiator. Airing cupboard housing the water tank.

### SEPARATE WC

Low level WC. Obscured glazed window to the side. Part tiled walls.

## OUTSIDE

### FRONT

There is a driveway providing off street parking for two vehicles. There is a large area of lawn with herbaceous borders which could easily be converted into additional parking.

### GARAGE

Up and over metal door to the front. Power and lighting. Rear door at the rear of the garage.

### SOUTH FACING REAR GARDEN

18.29m x 10.06m (60 x 33)

There is a patio area immediately to the rear and side of the property. There are steps up to the remainder of the garden which is mainly laid to lawn with some herbaceous borders, mature shrubs and trees at the rear. Outside tap. Access to the garage. Wooden side gate giving access to the front of the property.

### COUNCIL TAX

Reigate & Banstead BAND F £3,376.06 2024/25







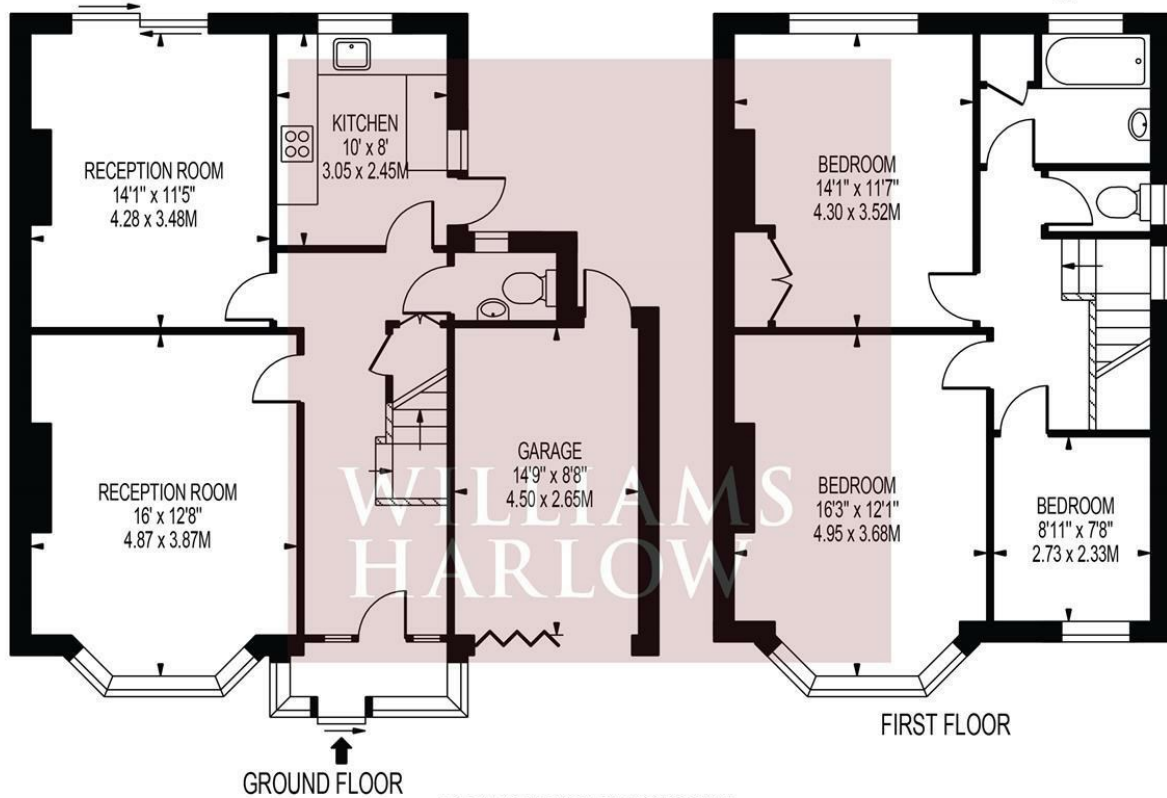
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS  
HARLOW**

**KINGSLEY AVENUE**

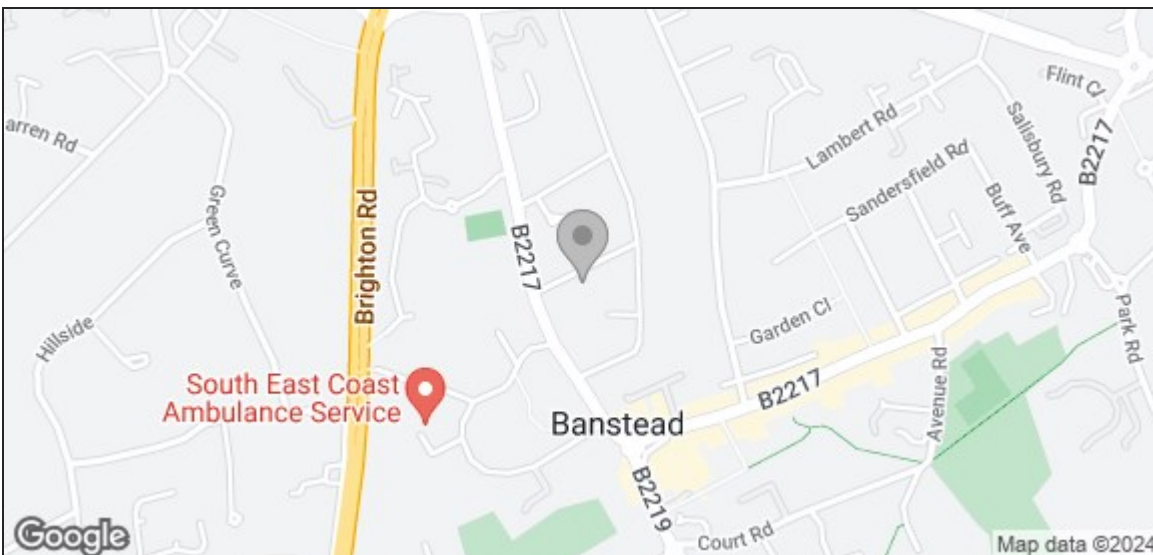
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1215 SQ FT - 112.87 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.93 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	