

## Commonfield Road Banstead, Surrey SM7 2JY

A superb three bedroom extended semi-detached home located in a popular residential road within walking distance of Banstead Village, Banstead mainline train station and good local schools. The accommodation comprises of a lounge, play room, open plan kitchen/dining room, utility room and downstairs WC. To the first floor there are three good sized bedrooms and a family bathroom. There is off street parking for 2-3 vehicles and an attractive rear garden. The property is presented to an excellent standard throughout and viewings are highly recommended. **SOLE AGENTS**

Offers In The Region Of £825,000 - Freehold



## FRONT DOOR

Composite front door with obscured glass and double glazed windows to the side, under canopy porch, giving access through to the:

## ENTRANCE HALL

Picture rail. Coving. Radiator. Staircase leading to the first floor landing. Understairs storage.

## LOUNGE

Double glazed bay window to the front. Coving. Radiator. Fireplace feature has a wooden mantle and marble hearth. Wood burner. Built in storage cupboards to either side of the fireplace.

## PLAY ROOM

Double glazed window to the front with fitted shutters. Downlighters. Electric panel heater.

## FEATURE KITCHEN/DINING AREA

### DINING AREA

Coving. Double glazed patio doors leading to the rear garden. Radiator. Karndean flooring.

### KITCHEN AREA

Roll edge work surface incorporating a 1 1/2 sink with drainer. A comprehensive range of cupboards and integrated appliances below the work surface. A comprehensive range of eye level cupboards. Integrated appliances include fridge freezer and dishwasher. A Neff five ring hob gas hob with Neff extractor above. Fitted electric double oven. Breakfast bar. Pantry cupboard. Downlighters. Double glazed window overlooking the rear garden. Opening through to a:

### LOBBY AREA

Double glazed door leading to the side of the property. Radiator. Loft hatch. Downlighters. Continuation of the Karndean flooring. Doorway to the:

### UTILITY AREA

Downlighters. Velux window. Roll edge work surface incorporating a stainless steel sink. A comprehensive range of eye and low level cupboards. Space for washing machine and tumble dryer. Cupboard houses the fuse board. Extractor. Heated towel rail.

### DOWNSTAIRS WC

Low level WC. Wall mounted wash hand basin with tiled splashback. Obscured glazed window to the rear. Downlighters. Heated towel rail. Wall mounted gas central heating boiler.

## FIRST FLOOR ACCOMMODATION

### LANDING

Obscured glazed window with secondary glazing. Loft hatch. Picture rail. Hive thermostat control for the central heating.

### BEDROOM ONE

Attractive double glazed bay window to the front with shutters. Fitted vanity unit with seated cushions, storage with shelves and drawers below the seating area. 2 x fitted wardrobes. Radiator.

## BEDROOM TWO

Double glazed window to the rear enjoying a pleasant outlook over the rear garden. 2 x fitted wardrobes. Radiator.

## BEDROOM THREE

Double glazed window to the rear enjoying a pleasant outlook over the rear garden. Radiator.

## FAMILY BATHROOM

Obscured double glazed windows to the front and side. White panel bath suite. Shower above the bath. Low level WC. Heated towel rail. Wall mounted wash hand basin. Part tiled walls. Tiled flooring.

## OUTSIDE

### FRONT

There is off street parking for 2-3 vehicles. Conifer trees. Slate chipping borders.

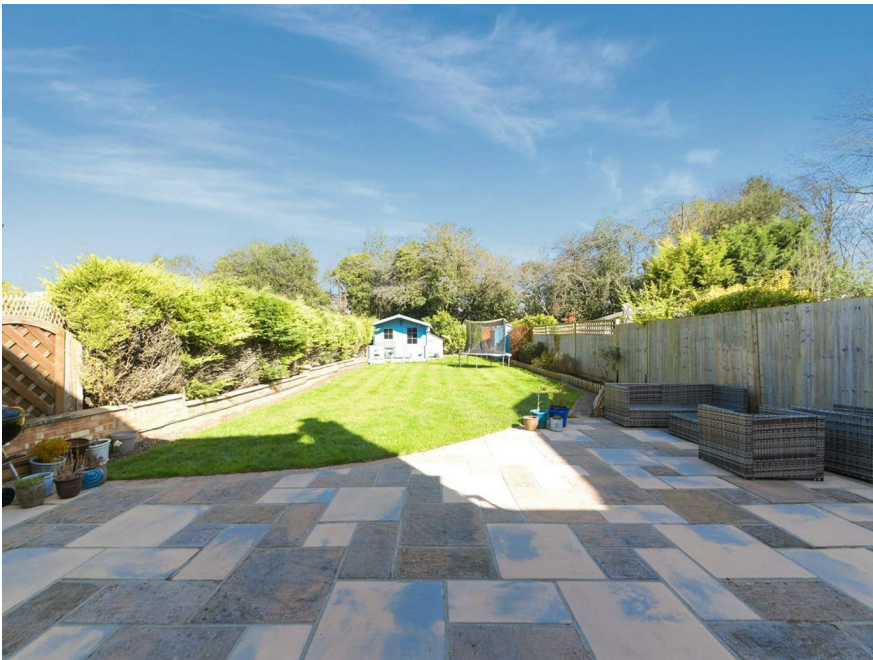
### REAR GARDEN

There is a large patio area immediately to the rear of the property providing a great space for entertaining. Outside tap. The remainder of the garden is mainly laid to lawn with mature shrubs and herbaceous borders. Summer house at the rear of the garden with power, lighting and insulated with an area of decking at the front. Bike storage at the side and a garden shed. Useful side access to the front of the property.

## COUNCIL TAX

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





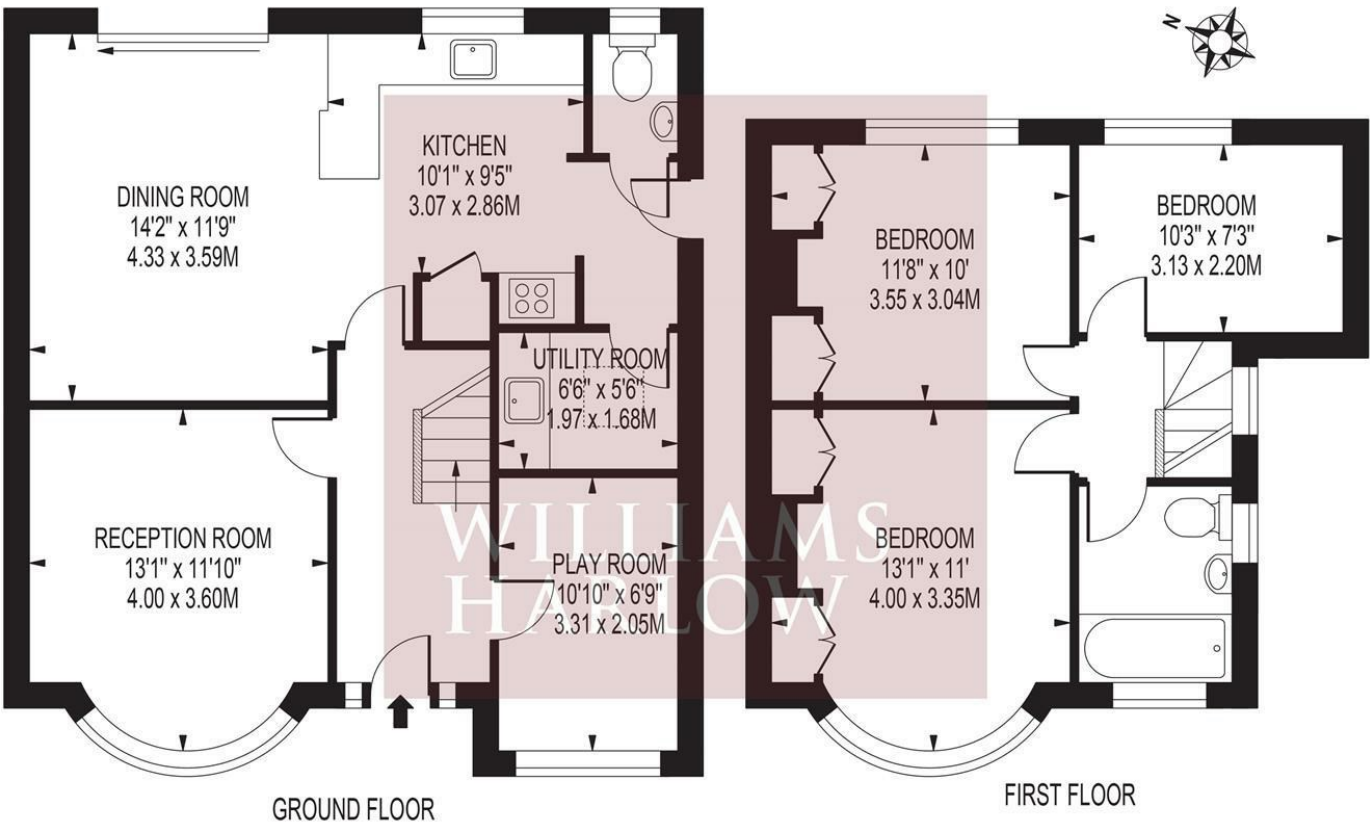


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WILLIAMS  
HARLOW

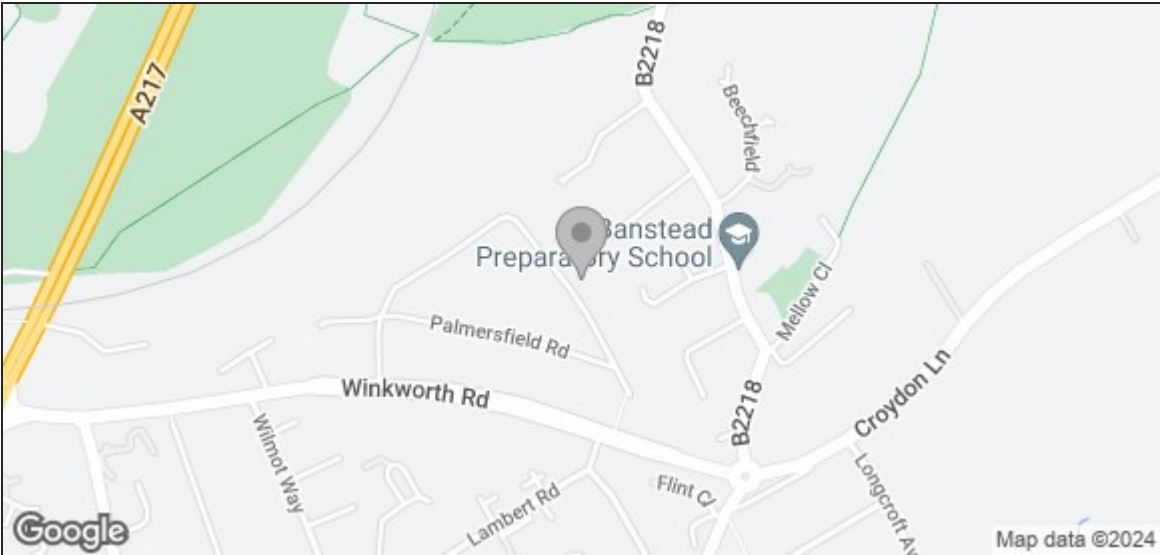
COMMONFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1068 SQ FT - 99.18 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		85
(81-91) B		
(69-80) C	71	
(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		