

**WILLIAMS
HARLOW**

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Salisbury Road Banstead, Surrey SM7 2DR

An opportunity to acquire a sympathetically extended semi detached home with an attractive garden offered to the market in exceptional order throughout within easy walking distance of Banstead Village. The property has open plan living, fully fitted kitchen, bathroom, downstairs WC, gas heating and double glazing. **SOLE AGENTS**

£650,000 - Freehold



ENTRANCE PORCH

1.88m x 0.89m (6'2 x 2'11)

Part glazed front door with windows either side. Lighting. Tile effect flooring. Giving access to:

FRONT DOOR

Part glazed front door with windows either side, giving access through to:

ENTRANCE HALL

4.29m x 1.88m (14'1 x 6'2)

Solid wood flooring. Stairs to the first floor. Radiator. Downlighters. Understairs storage cupboard with further large cupboard housing the gas central heating boiler and alarm control panel.

DOWNSTAIRS WC

Low level WC. Half height tiling and tiled floor. Wash hand basin with mixer tap. Obscured glazed window to the side. Heated towel rail. Downlighters.

LOUNGE AREA

3.45m x 4.09m (11'4 x 13'5)

Bay window to front. 2 x radiators. Wooden flooring. Downlighters. Coving. Opening through to:

OPEN PLAN KITCHEN/DINING ROOM

7.47m x 5.51m maximum (24'6 x 18'1 maximum)

High gloss work surfaces which incorporates a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral appliances of washing machine, dishwasher, fridge and freezer. Fitted double oven and grill, Surface mounted four ring hob with chimney extractor above. A comprehensive range of eye level cupboards with underlighting. Glass splashbacks. Double opening french doors to the rear and windows either side to the rear. 2 x velux windows to the rear. Continuation of the solid wood flooring. 2 x radiators. Coving and downlighters. Plinth lighting.

FIRST FLOOR ACCOMMODATION

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LANDING

Reached by a turn staircase with attractive balustrade and obscured glazed window to side. Downlighters.

BEDROOM ONE

4.27m x 3.23m (14'0 x 10'7)

Window to rear. Radiator. Fitted wardrobes providing useful hanging and storage. Downlighters. Coving.

BEDROOM TWO

4.14m x 3.23m (13'7 x 10'7)

Window to front. Radiator. Fitted wardrobe providing useful hanging and storage. Downlighters.

BEDROOM THREE

2.18m x 2.90m (7'2 x 9'6)

Window to front. Radiator. Downlighters. Picture rail.

RE-FITTED BATHROOM

Free standing bath with wall mounted mixer tap. Contemporary wash hand basin with waterfall tap and vanity drawer below. Mirrored cabinet above. Low level WC. Fully enclosed power shower with body jets. Heated towel rail. Further wall mounted cabinet. Access to loft void. Downlighters. Wall mounted extractor. Obscured glazed window to the rear.

OUTSIDE

FRONT

There is an area of lawn flanked by flower/shrub borders and a low rise brick wall marking the front boundary. Pathway which provides access to the front door and continues to the side to the side of the property and a wooden garden gives access to the rear garden.

PARKING

One allocated parking space.

REAR GARDEN

There is a patio expanding the immediate rear with steps down to a further patio to the side benefitting from outside lighting and outside tap to the side. The remainder of the garden is laid to level lawn with good fencing and laurel hedge marking the rear boundary.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL APPROXIMATE FLOOR AREA 1094 SQ.FT. (101.6 SQ.M.)

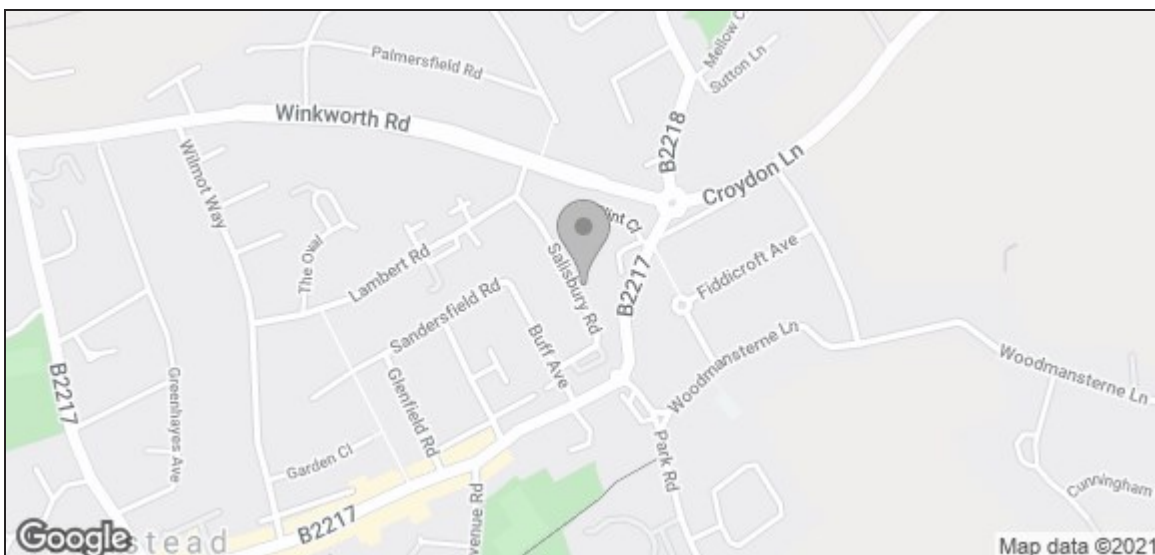
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RH = REDUCED HEAD HEIGHT

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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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		