

The Oval, Banstead, Surrey SM7 2RA

Asking Price £930,000 - Freehold

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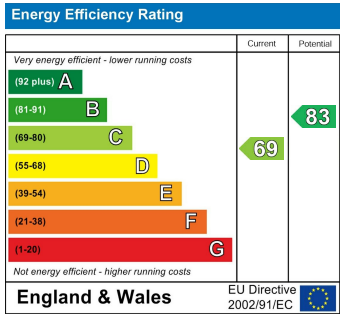
WILLIAMS HARLOW







An opportunity to acquire a completely refurbished four bedroom semi detached property offering spacious accommodation over three floors, fitted to a very high standard. Parking for two vehicles to the front and gardens to the rear backing onto open land. The property benefits from a high standard of kitchen/dining room, double glazing, gas central heating and underfloor heating to the ground floor. All is located in a quiet cul-de-sac within easy walking distance of Banstead Village High Street and good local schools. SOLE AGENTS. NO ONWARD CHAIN













FRONT DOOR

Replacement front door with two full height obscured glazed panels on either side, outside lighting and giving access through to the:

ENTRANCE HALL

Stairs rising to the first floor with attractive balustrade. Ornate coving. Downlighters. Understairs storage cupboards. Wooden flooring.

OPEN PLAN KITCHEN/DINING ROOM

The kitchen is fitted to a very high standard comprising of marble work surfaces incorporating a five ring gas hob with contemporary extractor above. Integral fridge. Integral freezer. Fitted oven and grill with microwave oven above. A comprehensive range of cupboards below the work surface. Large central island with sink drainer and mixer tap, with integral dishwasher and wine cooler. Above the island there is part panelled ceiling with three contemporary pendant lights. Sliding patio doors giving a pleasant outlook over the rear garden. Illuminated drinks cupboard with full height illuminate cupboards either side. All is set upon a wooden flooring. Downlighters. Part tiled walls. To the dining room area is a wall mounted media cabinet with both cupboards below and to the side and storage with illuminate lighting. Cupboard housing a pressurised cylinder and gas central heating boiler. Wall mounted heating control. From here there are double opening glazed doors which give access through to the:

LOUNGE

Ceiling rose. Ornate coving. Built in bookcases. Storage cupboards. Window to the front.

DOWNSTAIRS WC

Low level WC with concealed cistern. Wash hand basin with mixer tap with tiled splashback. Obscured glazed window to the side. Wall mounted extractor.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with obscured glazed window to the side. Downlighters. Stairs rising to the second floor.

BEDROOM TWO

Bay window to the front overlooking the communal green. Downlighters. Radiator. A comprehensive range of built in wardrobes providing useful hanging and storage.

BEDROOM THREE

Window to the rear with fine outlook. Radiator. Downlighters. Built in wardrobe providing useful hanging and storage.

BEDRROM FOUR

Oriel bay window to the front. Radiator. Downlighters.

RE-FITTED BATHROOM

Fitted to a high standard. Free standing bath with floor mounted mixer tap and shower attachment. Wet room shower with glass screen with both rain shower and hand held attachment. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Downlighters. Part tiled walls. Ornate coving. Tiled floor. Heated towel rail. Underfloor heating.

SECOND FLOOR ACCOMMODATION

LANDING

Velux window to the front. Downlighters.

MASTER BEDROOM

Double aspect room with two velux windows to the front and window to the rear with a fine outlook. Radiator. Climate control system. Fitted wardrobes. From here there is access to:

SHOWER ROOM

Walk in wet room shower with both rain shower and hand held attachment. Wash hand basin with mixer tap and drawers below. Low level WC with concealed cistern. Part tiled walls. Tiled floor with underfloor heating. Wall mounted extractor. Obscured glazed window to the rear.

OUTSIDE

FRONT

The front of the property has been tastefully hard landscaped to provide off street parking for two vehicles. Here you can access the property's front door.

REAR GARDEN

17.37m x 7.32m approximately (57'0 x 24'0 approximately)
There is a patio expanding the immediate rear width of the property. Outside tap, power and lighting. The remainder of the garden is mainly laid to level lawn with replaced fencing on all three borders. The garden enjoys a good degree of privacy.

COUNCIL TAX

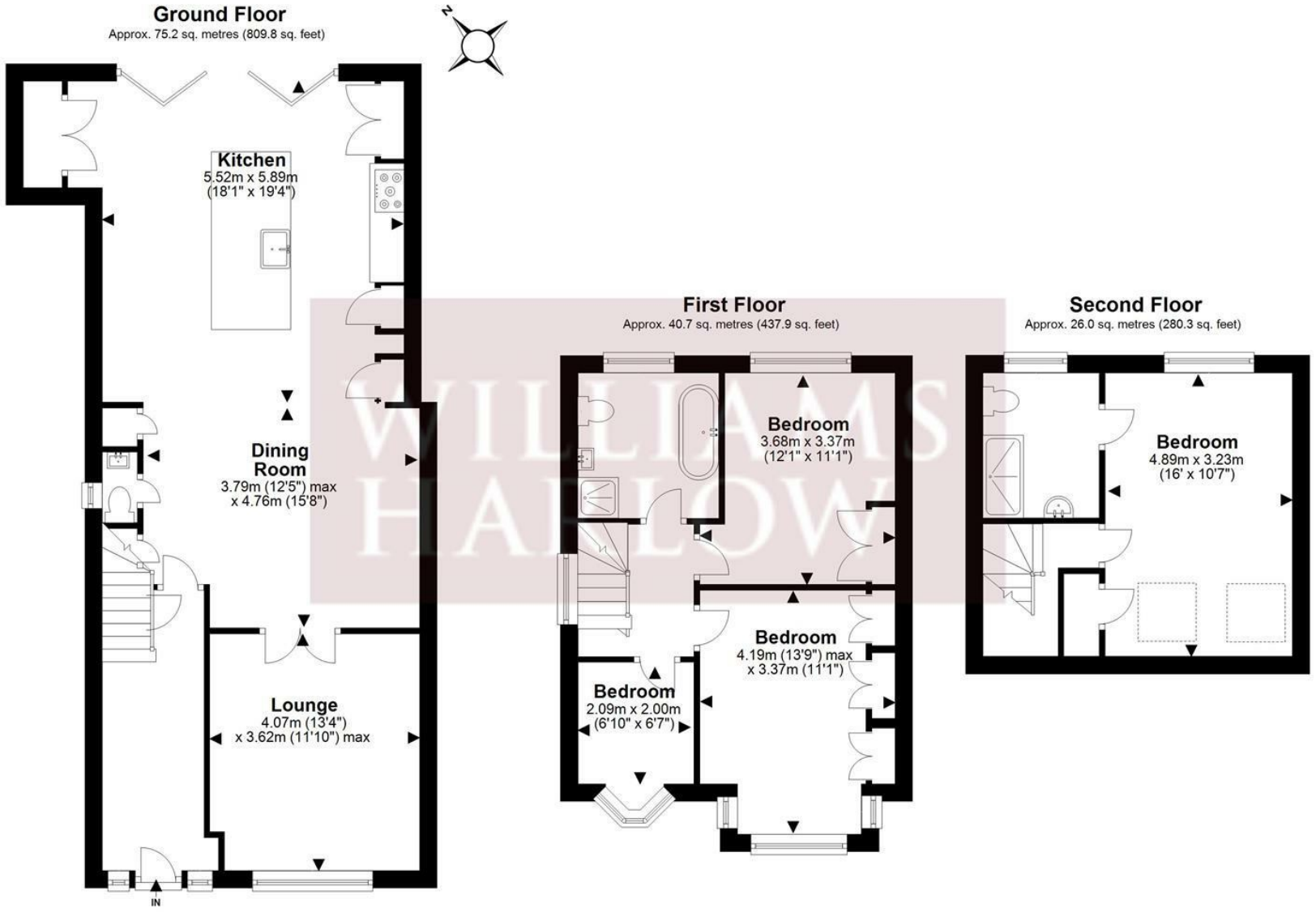
Reigate & Banstead Borough Council BAND E £2,859.20
2024/25



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Total area: approx. 142.0 sq. metres (1527.9 sq. feet)