

Salisbury Road Banstead, Surrey SM7 2DP

A rare opportunity to acquire a sympathetically extended immaculate semi-detached home, with deceptively spacious accommodation over two floors, with two bathrooms, four bedrooms and plentiful off street parking to the front. The property also offers an outdoor brick built office, ideal for those who work from home. All is within a very short walk of Banstead Village High Street. SOLE AGENTS

Offers In Excess Of £780,000 - Freehold



FRONT DOOR

Replacement front door with windows and outside light, giving access through to the:

ENTRANCE HALL

Stairs rising to the first floor. 2 x windows to the side with views and window to the front. Cupboard housing services and circuit breakers. Radiator. Wood effect flooring. Heating control.

KITCHEN/RECEPTION ROOM

KITCHEN AREA

Well fitted with a high quality range of wall and base units comprising of marble work surfaces incorporating a sink with mixer tap. Integral appliances of dishwasher, fridge and freezer. Central island with a surface mounted induction hob with in built extraction. Oven and grill. The other side of the island gives way to a breakfast bar. Downlighters. Wood effect flooring. Window to the front. Radiator. Downlighters.

DOWNSTAIRS WC

WC. Wash hand basin with mixer tap. Part tiled walls and tiled floor. Downlighter. Wall mounted extractor.

UTILITY CUPBOARD

Space and plumbing for two domestic appliances and the gas central heating boiler.

DINING AREA

2 x velux windows to the rear. Bi-fold doors to the rear enjoying a pleasant outlook over the rear garden. Downlighters. Radiator. Wood effect flooring.

LIVING ROOM

Contemporary gas log burner. Window to the front. Radiator. Wood effect flooring.

BEDROOM FOUR

Double opening French doors with windows either side to the rear. Skylight window. Downlighters. Underfloor heating. There is a sliding glazed door which gives access to a:

EN-SUITE BATHROOM

Freestanding bath with floor standing mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity drawer below. Separate shower cubicle with both rain shower and hand held attachment. Obscured glazed window to the side. Ceiling mounted extractor. Part tiled walls and tiled floor. Heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase. Access to the loft.

BEDROOM ONE

Window to the front. Radiator. Large walk in wardrobe/eaves cupboards. Wall lights.

BEDROOM TWO

Double aspect with window to the front and rear. Original fireplace feature. Radiator.

BEDROOM THREE

Window to the rear. Radiator.

BATHROOM

White suite. Panel bath with wall mounted controls. There is shower above the bath with glass shower screen. Wash hand basin with mixer tap and drawer below. Low level WC. Vaulted ceiling. Skylight window to the rear. Obscured glazed window to the rear. Halogen lighting. Wall mounted extractor. Mirrored cabinet. Heated towel rail.

OUTSIDE

FRONT

Almost exclusively laid to slate chippings. There is off street parking for approximately 2-3 vehicles. Here you can access the property's front door.

REAR GARDEN

28.65m x 9.14m approximately (94'0 x 30'0 approximately)
An attractive feature of the property. Landscaped by the present owners to afford a decked area which is accessible from both the dining and also fourth bedroom. Outside lighting. The remainder is mainly laid to level lawn. Towards one side there is well stocked flower borders. Towards the end of the garden there is a wooden garden shed.

OUTDOOR OFFICE

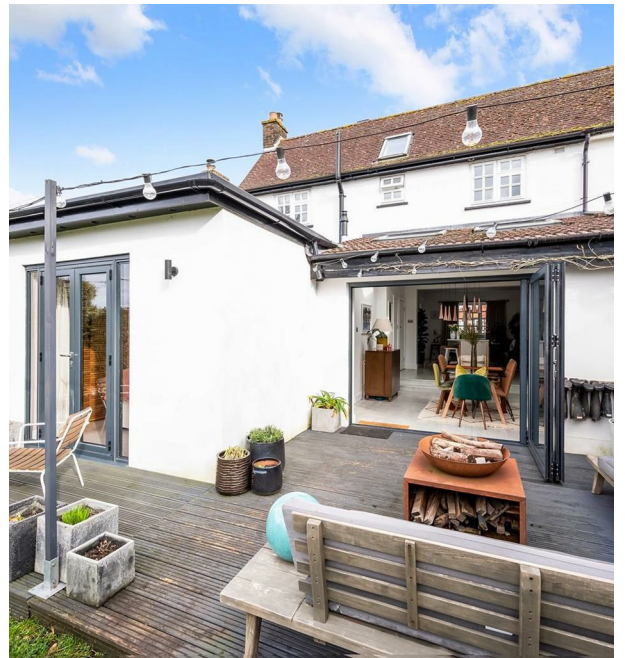
There is a brick built construction under a pitch tiled roof with power and lighting. This makes an ideal work space for working from home.

FROM THE SELLER

We have always loved the character of the property and its cottage feel but needed to adapt the space for our growing family. In 2018 we opened up the main reception room, kitchen and dining room into one large open plan family area and in 2021 we added another bedroom and bathroom downstairs. This gave us the space we needed whilst retaining the second reception room as a cosy snug, perfect for evenings when the kids have gone to bed. In the summer, the garden comes alive and you can open the bi-folds so the decked area feels like an extension of the house. The proximity to high street, park, local schools (and pub!) is perfect and means you can walk everywhere. One of the highlights though, are our Salisbury Road neighbours, whether it's a Jubilee, VE Day celebrations or a Royal Wedding they love a get together and the sense of community is truly unique.

COUNCIL TAX

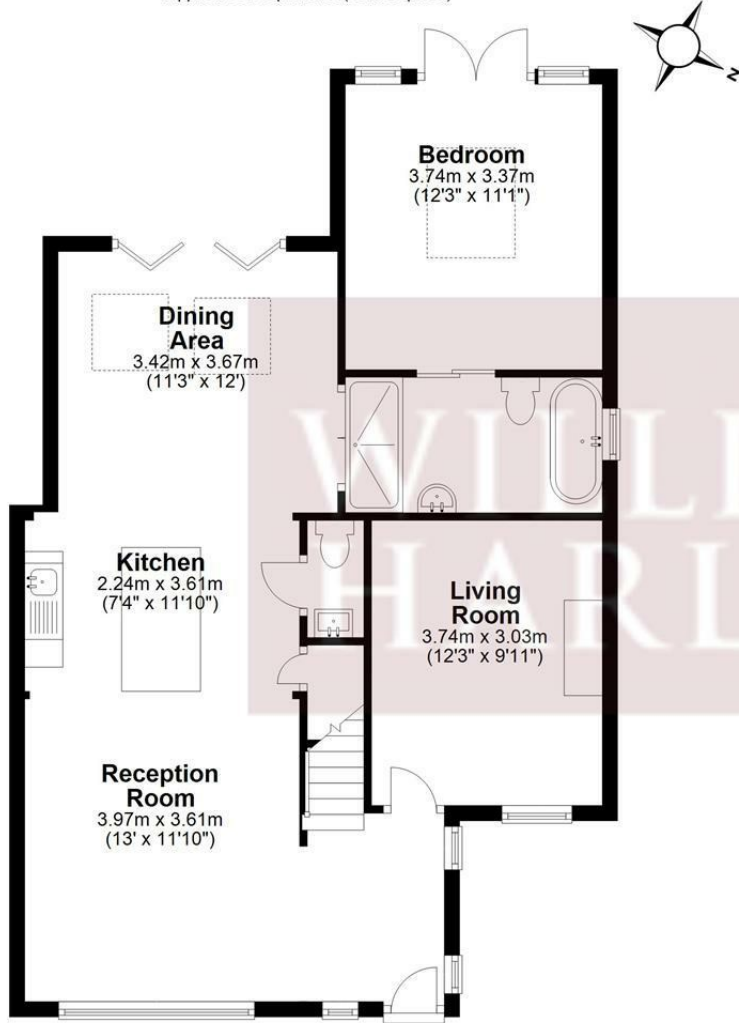
Reigate & Banstead BAND E £2,732.11 2023/24



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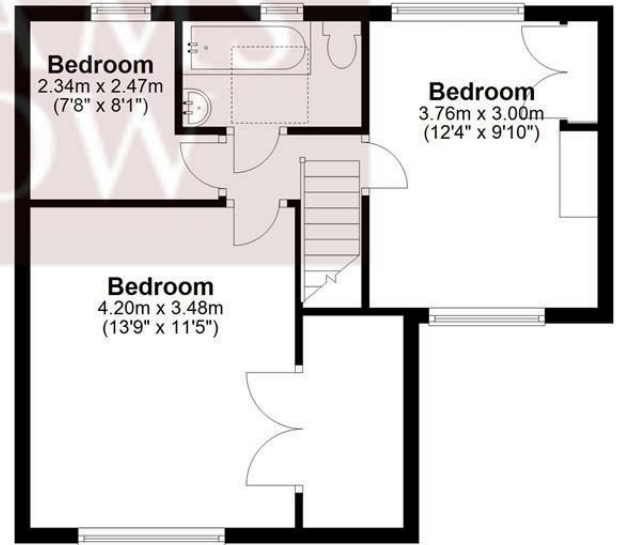
Ground Floor

Approx. 75.0 sq. metres (807.2 sq. feet)

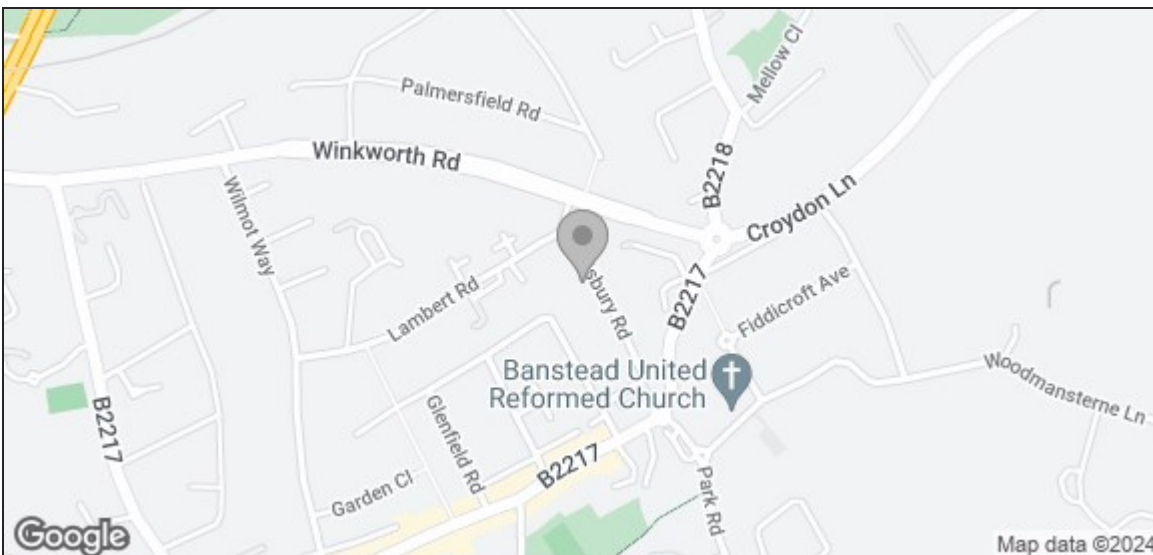


First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 117.1 sq. metres (1260.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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		86	72
EU Directive 2002/91/EC			