

Park Road Banstead, Surrey SM7 3DL

A rare opportunity to acquire a characterful Grade II listed house with origins dating back to the 1820's that has been fully renovated by the current owners retaining many original features (see the completed work schedule in the property details). The accommodation is arranged over two floors and there are THREE good sized bedrooms, OPEN PLAN SITTING/DINING ROOM with a feature inglenook fireplace, kitchen/breakfast room, LARGE CONSERVATORY with heating and air conditioning overlooking the mature SOUTH WEST FACING REAR GARDEN. Re-fitted bathroom, SEPARATE SHOWER ROOM and OFF STREET PARKING. All is ideally located for easy access to Banstead Village High Street with a full range of local amenities, transport links, as well as local pubs and country walks adding to that semi-rural feel. VIEWING HIGHLY RECOMMENDED. SOLE AGENTS.

Asking Price £695,000 - Freehold



FRONT DOOR

Original front door under canopy porch leading through to the:

ENTRANCE LOBBY

Downlighters. Tiled floor. Window to the side. Double opening wooden doors with stain glass windows giving access through to the:

SITTING/DINING ROOM

Beamed ceiling. Downlights. Inglenook fireplace with log burner. Two Timber framed windows to the front. with secondary glazing. Original storage cupboard. 2 x radiators. Straight staircase leading to the first floor landing. Wooden flooring. Door giving access through to the:

KITCHEN/BREAKFAST AREA

Wooden work surface incorporating porcelain one and a half bowl sink with drainer. A comprehensive range of hardwood cupboards below the work surface. Space for appliances namely, washing machine, dishwasher and range cooker but there is an extractor above. Integral electric oven. A comprehensive range of wall hardwood and glazed cupboards. Part tiled walls. Tiled floors. Downlights. Window looking through to the conservatory. An original storage cupboard. The breakfast area has a radiator, beamed ceiling. Window overlooking the rear garden with secondary glazing. Storage cupboard. Door giving access to the downstairs WC and shower room.

RE-FITTED SHOWER ROOM

Accessed via original door. Downlights. Beamed ceiling. Walk in shower cubicle with power shower. Low level WC. Wash hand basin with storage cupboard below. Extractor fan. Window to the rear with secondary glazing. Storage cupboard. Heated towel rail. Continuation of the tiled flooring.

CONSERVATORY

Accessed via a glazed timber door. Uplighters. A vast array built in storage cupboards and book shelves. Underfloor heating. Air conditioning unit. Double glazed windows. Double opening doors giving direct access to the rear garden. Tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Downlights. Storage cupboard housing the replaced boiler. Window to the rear with secondary glazing. Radiator. Access to the main loft. Exposed wooden flooring.

BEDROOM ONE

2 x windows to the front with secondary glazing. Contemporary style radiator. Built in wardrobes. Downlights plus wall lights. Loft hatch access to smaller loft.

BEDROOM TWO

Window to the front with secondary glazing. Built in storage cupboards with shelving. Door leading through to the:

WC

Low level WC. Wall mounted wash hand basin. Downlight.

BEDROOM THREE

Window to the rear with secondary glazing. Radiator. Storage cupboard.

FAMILY BATHROOM

Downlights. Window to the rear with secondary glazing. Walk in shower cubicle with power shower. Low level WC with concealed cistern. Roll edge ball and claw bath with hand held shower attachment. Wash hand basin with mixer tap with storage below. Extractor. Part tiled walls. Tiled floor.

OUTSIDE

FRONT

Pathway gives access to the front door. Some herbaceous borders and off street parking for one vehicle. Please note, there is scope to have additional off street parking if required.

SOUTH WEST FACING REAR GARDEN

There is a secluded patio area immediately to the rear of the property with the remainder of the garden mainly laid to lawn with mature shrub borders and trees. There is a pathway leading to some steps which lead up to the secluded rear section of the garden where there is a large cabin/summer house with power and lighting. The rear garden is a mature well manicured garden.

COUNCIL TAX

Reigate & Banstead BAND F £3379.06 2024 /2025

WORKS SCHEDULE

New combi boiler and pipe system, flushed all radiators

Bathroom upstairs

Shower room (new macerator)

Electrics refreshed throughout

Secondary glazing throughout

Increased loft insulation

Improved EPC rating from F to D

New engineered oak wooden flooring

Multi fuel stove

Roof re-pointing/grouting/ re-leaded

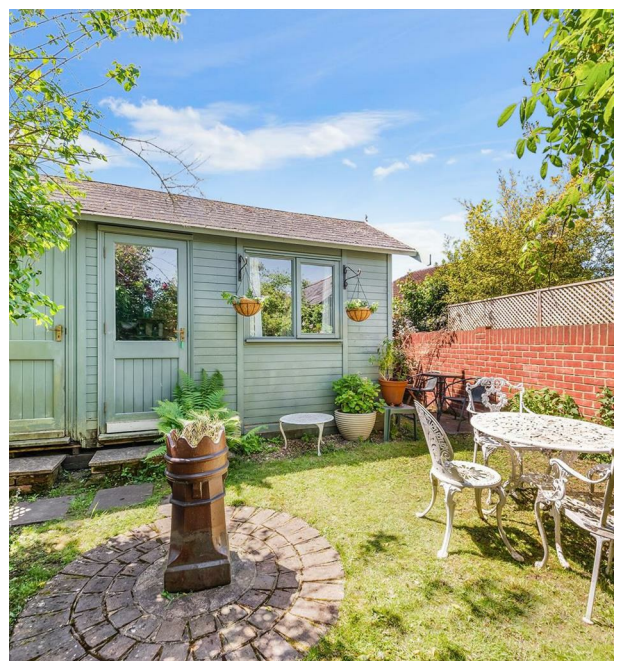
High end carpet fitted throughout upstairs

Interior painting throughout

Landscaped garden

Dropped kerb to provide driveway with off street parking

Downlighting and new wall lights throughout

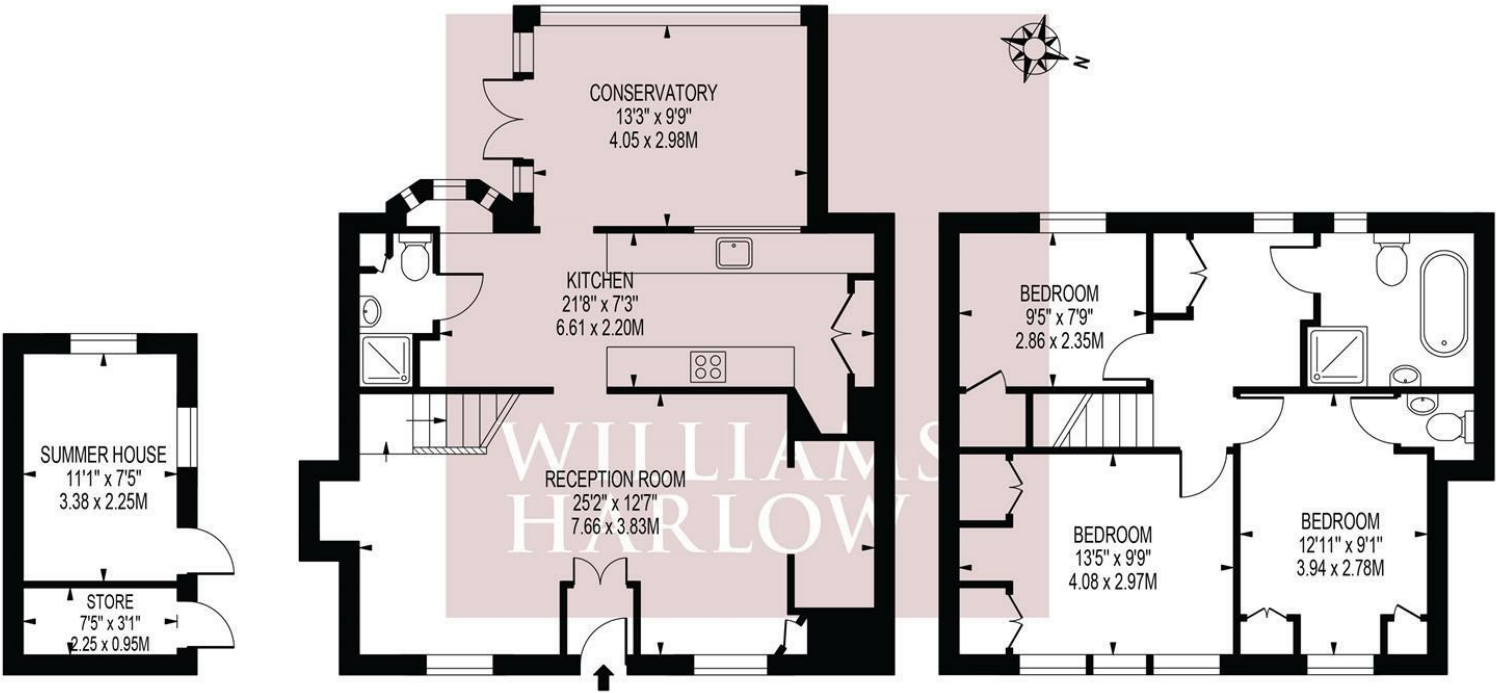


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WILLIAMS
HARLOW

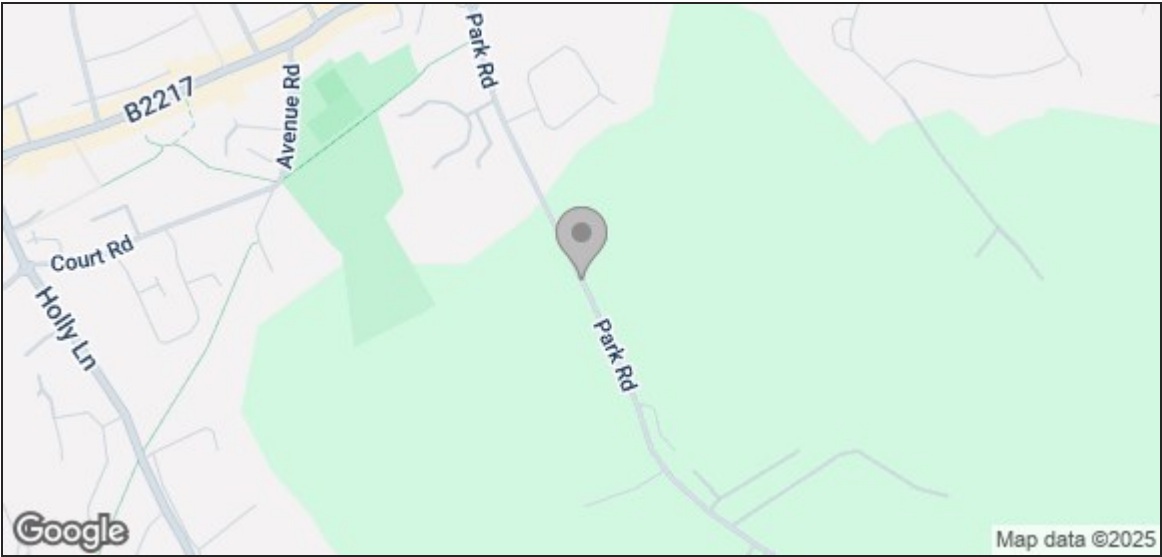
PARK COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1164 SQ FT - 108.13 SQ M
(EXCLUDING SUMMER HOUSE & STORE)
APPROXIMATE GROSS INTERNAL AREA OF STORE: 23 SQ FT - 2.14 SQ M
APPROXIMATE GROSS INTERNAL AREA OF SUMMER HOUSE: 82 SQ FT - 7.61 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		
(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	