

Thornfield Road Banstead, Surrey SM7 2HX

Located in a popular residential area within walking distance of Banstead Village High Street, this **FOUR BEDROOM, END TERRACED** home offers significant further scope for extension (STC). The property is ideal for the family or someone looking for annex potential. There are two good sized reception rooms, double glazing, gas central heating, garage and a large area for off street parking for up to 8 vehicles. The property has a significantly larger garden than many surrounding homes of 53' x 60' approximately. **NO ONWARD CHAIN. SOLE AGENTS.**

Guide Price £599,950 - Freehold



FRONT DOOR

Front door with insert window under tiled canopy with outside light, giving access through to the:

ENTRANCE HALL

Tiled floor. Window to the front. Cupboard housing meters and circuit breakers. Door through to:

INNER ENTRANCE HALLWAY

Stairs rising to the first floor accommodation. 2 x large understairs storage cupboards housing meters and circuit breakers. Concealed radiator. Coving. Shelving.

DOWNSTAIRS WC

WC. Wash hand basin with mixer tap and cupboard below. Radiator. Obscured glazed window to the rear.

SITTING ROOM

Double aspect room with window to the front and sliding patio doors to the rear. Fireplace feature with brick surround and hearth with inset flame effect fire. Various fitted shelving. Coving. Thermostat for the central heating. 2 x concealed radiators. Wall lights.

DINING ROOM

Plate rail. Coving. Window to the front. Radiator. Glazed cabinet with shelving.

KITCHEN/BREAKFAST ROOM

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Utility area with two counter tops; a counter top with cupboards over is currently plumbed for existing dishwasher, washing machine and tumble dryer (appliances not included). A second hinged counter top currently accommodates a chest freezer beneath (freezer not included). Display cabinets. Radiator. Part tiled walls. 2 x windows to the rear. Part glazed door to the rear.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase with an attractive balustrade. Access to loft. Velux window to the rear. Radiator. Recessed shelving. Cupboard housing the gas central heating boiler.

BEDROOM ONE

Window to the front. 2 x radiators. Built in wardrobes providing useful hanging and storage. Radiator. Coving.

BEDROOM TWO

Triple aspect room with windows to the front, rear and side. Fitted wardrobes, chest of drawers, dressing table, bedside cabinets and shelving. Radiator.

BEDROOM THREE

Three quarter height window to the rear. Radiator. Fitted wardrobes providing useful hanging and storage. Shelving to the side.

BEDROOM FOUR

Window to the front. Radiator. Fitted shelving.

SHOWER ROOM

Recently re-fitted comprising of a shower with both rain shower and hand held attachment. Either shower can be selected from both outside and inside the shower area and each has electrical temperature control. Wash hand basin with mixer tap and cupboards below. Low level WC with concealed cistern. Obscured glazed window to the rear. Mirrored cabinet. Shaver light and point. Radiator. Tiled walls. Ceiling mounted extractor.

OUTSIDE

FRONT

There is an area of lawn with a pathway providing access to the front door with flower and shrub borders.

PARKING

There is a private driveway to the side of the property suitable for parking 4-5 vehicles off street with 2-3 behind the wrought iron gates, which leads to the:

DETACHED GARAGE

Metal up and over door to the front. Power and lighting. Window to the side. Connecting door to the rear.

REAR GARDEN

16.15m x 18.29m approximately (53'0 x 60'0 approximately)
A particularly fine feature of the property. A much larger width than many other similar properties with a patio expanding the immediate rear width. There is a stepping stone path leading to the end of the garden either side there is level lawn flanked by flower and shrub borders. Towards the end of garden there is a wooden garden shed, greenhouse and an array of flower/shrub borders and some mature trees. Also a further pebble-dash rendered shed is attached to the rear of the garage. There is also an outside tap and outside lighting.

COUNCIL TAX

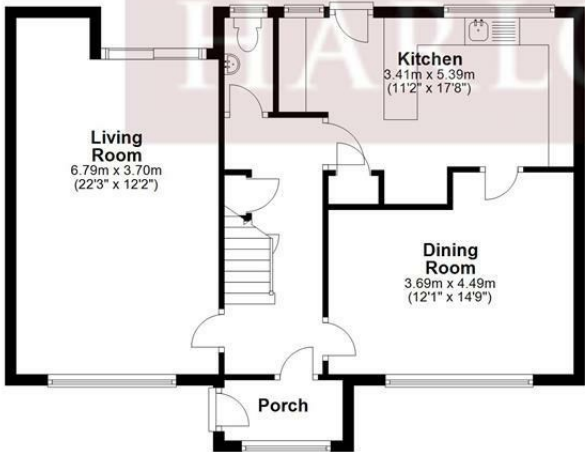
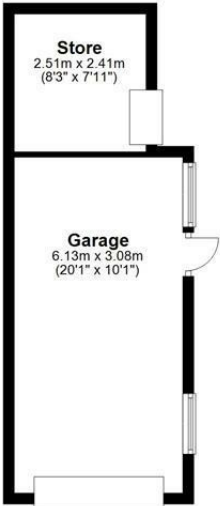
Reigate & Banstead BAND E £2,859.20 2024/25



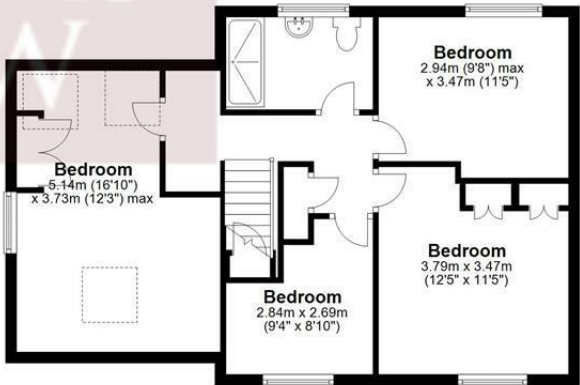
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS
HARLOW

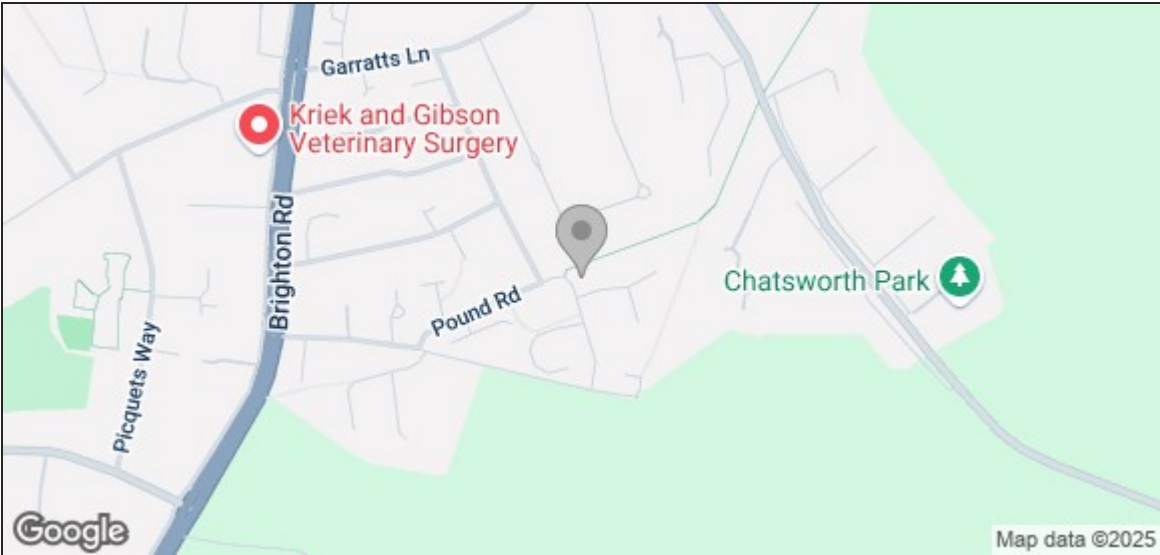
Ground Floor
Approx. 67.1 sq. metres (722.6 sq. feet)



First Floor
Approx. 60.5 sq. metres (651.5 sq. feet)



Total area: approx. 127.7 sq. metres (1374.1 sq. feet)



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		