

The Tracery

Banstead, Surrey SM7 3DD

An opportunity to acquire a deceptively spacious three bedroom home which benefits from fronting and overlooking Lady Neville Recreation Ground. All is within a flat easy level walk of Banstead Village High Street. The property does require some internal modernisation, however, does benefit from double glazing, gas central heating, manageable courtyard garden and garage in nearby block. SOLE AGENTS. NO ONWARD CHAIN

Asking Price £490,000 - Leasehold



FRONT DOOR

Part glazed front door giving access through to the:

ENTRANCE HALLWAY

Radiator. Sliding door providing access to the:

DOWNSTAIRS WC

Low level WC. Wash hand basin. Obscured glazed window to the front. Half height tiling.

LOUNGE/DINING ROOM

Double aspect room with window to the front enjoying an open outlook over the cricket field to the front. Sliding patio doors to the rear. 3 x radiators. Coving. Serving hatch through to the kitchen. Time clock and switch gear for the central heating and thermostat. Understairs storage cupboard.

KITCHEN

Roll edge work surfaces incorporating a one and a half bowl sink drainer with mixer tap. Comprehensive range of cupboards and drawers below the work surface. Fitted oven and grill. Surface mounted four ring gas hob. Eye level cupboards. Glazed door and window to the rear. Part tiled walls. Radiator.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached by straight staircase. Large linen cupboard. Additional overstairs storage cupboard.

BEDROOM ONE

Window overlooking the cricket field. Radiator. Comprehensive range of built in furniture comprising of fitted wardrobes, chest of drawers, bedside cabinets and storage shelves.

BEDROOM TWO

Window to the rear. Fitted wardrobes. Radiator.

BEDROOM THREE

Window to the front overlooking the cricket field. Radiator.

SHOWER ROOM

Enclosed shower cubicle. Pedestal wash hand basin. Low level WC. Obscured glazed window to the rear. Fully tiled walls. Radiator.

OUTSIDE

FRONT

The property benefits from a small garden. Pathway provides access to the front door. This is maintained by the management company.

REAR GARDEN

Principally paved for ease of maintenance with various raised flower/shrub borders and rear pedestrian access. There is also brick built storage shed.

GARAGE

A single garage is located to the rear in block.

LEASE

999 years from 25th March 1968.

ASSOCIATED CHARGES/MAINTENANCE CHARGES AND GROUND

£600 per annum

COUNCIL TAX

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

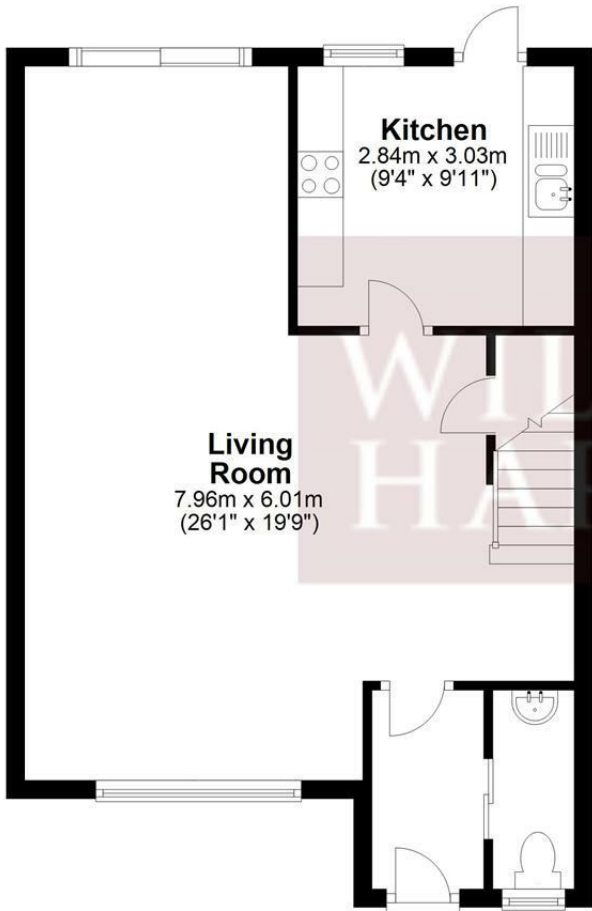


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**WILLIAMS
HARLOW**

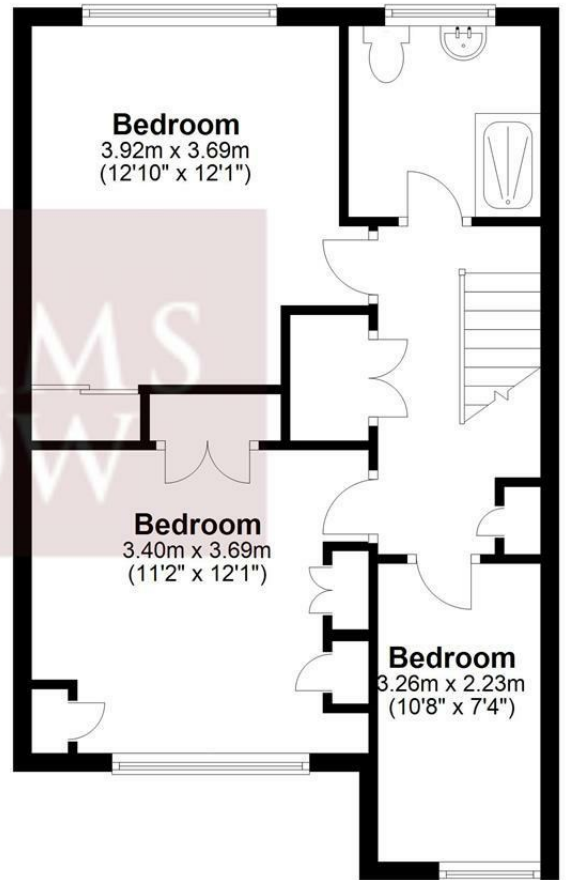
Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)

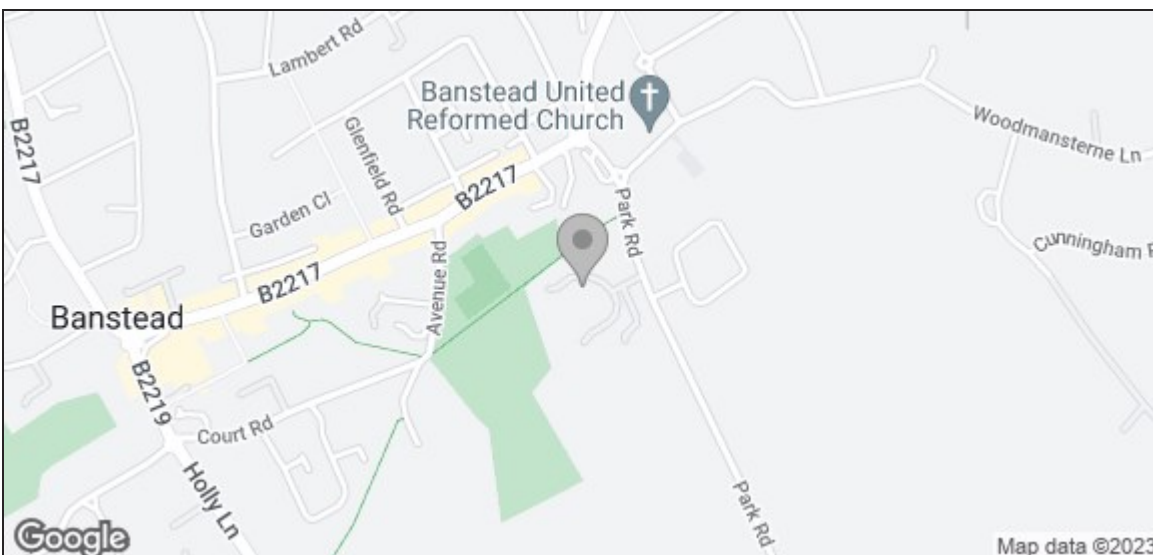


First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 96.3 sq. metres (1036.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	