

Maple Place Banstead, Surrey SM7 1LZ

An opportunity to acquire a detached property with a double storey side extension and an additional rear extension. The property is located in a popular cul-de-sac ideally situated for Nork local shops, Banstead mainline train station and good local schools. The property also offers off street parking for two vehicles, integral garage, gas central heating and double glazing. SOLE AGENTS. NO ONWARD CHAIN

£730,000 - Freehold



FRONT DOOR

Replacement glazed front door with full height window to the side with outside light, giving access through to the:

ENTRANCE HALL

Radiator. Part coving.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Mirror. Tiled floor. Part tiled walls. Obscured glazed window to the front. Radiator.

INNER ENTRANCE HALL

Stairs rising to the first floor and an understairs storage cupboard. Radiator. Coving.

LOUNGE

Full height window to the front. Coving. Radiator. Thermostat for the central heating. Opening through to the:

DINING AREA

The room is of double aspect with double opening glazed doors to the side and further window to the rear enjoying a pleasant outlook over the rear garden. Coving. Radiator.

KITCHEN

Well fitted to a high standard comprising of roll edge work surfaces incorporating a one and a half bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Surface mounted four ring gas hob with extractor above. Integral fridge. Breakfast bar. Pull out larder cupboard. Radiator. Downlighters. Coving. 2 x windows to the rear. Glazed door to the rear. Connecting door to the garage.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase. Airing cupboard housing insulated cylinder. Radiator. Coving. Access to loft void.

MASTER BEDROOM

Double aspect with window to front and further window to the side. Radiator. Doorway to:

EN-SUITE SHOWER ROOM

Large fully enclosed shower cubicle with wall mounted Aqualisa shower. Low level WC. with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Heated towel rail. Tiled floor and part tiled walls. Radiator. Ceiling mounted extractor. Downlighters. Obscured glazed window to the rear.

BEDROOM TWO

Window to the front. Built in wardrobes. Coving.

BEDROOM THREE

Window to the rear. Radiator. Built in wardrobes. Coving.

BEDROOM FOUR

Window to the front. Radiator. Coving.

MAIN BATHROOM

Panel bath with mixer tap, shower attachment and grab rails. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Radiator. Shaver point. Downlighters. Mirror.

OUTSIDE

FRONT

There is a well manicured area of level lawn flanked by flower/shrub borders.

DRIVEWAY

There is a herringbone brick driveway suitable for parking two vehicles off street. To the side of the property there is a useful rear access to the rear garden.

INTEGRAL GARAGE

Accessed via an electrically operated garage door to front. Connecting door to the kitchen. Power and lighting.

REAR GARDEN

10.97m x 11.58m approximately (36'0 x 38'0 approximately)
There is a patio immediately to the rear of the property. A small wooden garden shed. The remainder of the garden is mainly laid to level lawn interspersed by attractive flower/shrub borders. Outside lighting and outside tap. Towards the end of the garden there is a further patio area.

COUNCIL TAX

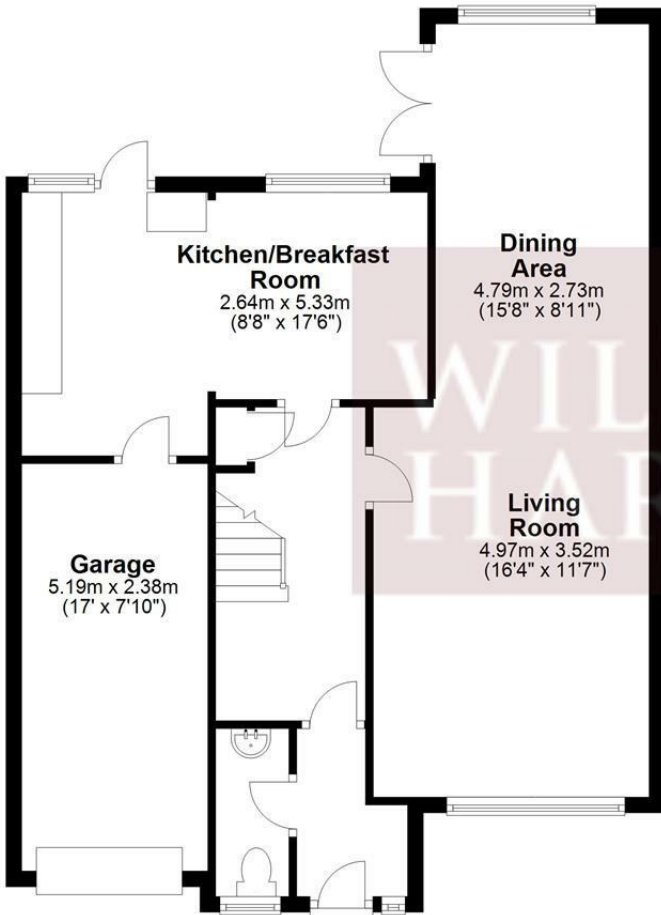
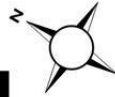
Reigate & Banstead BAND F £3,379.06 2024/25



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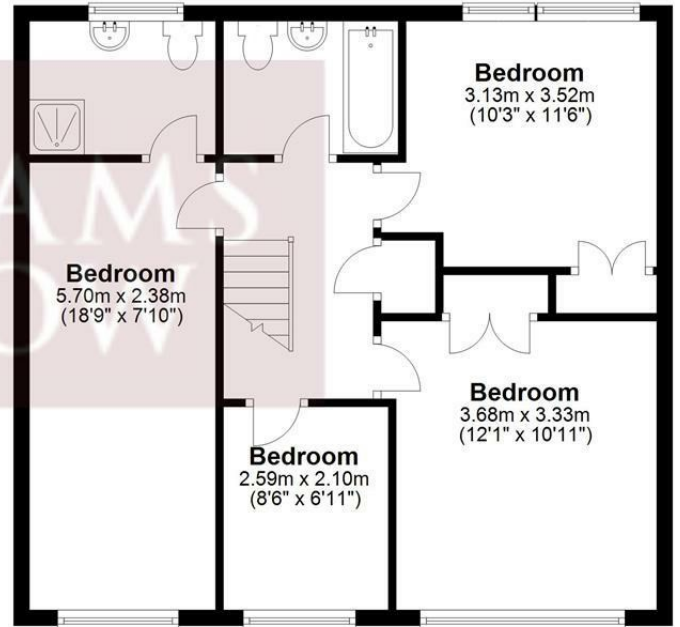
Ground Floor

Main area: approx. 59.9 sq. metres (644.6 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.8 sq. feet)

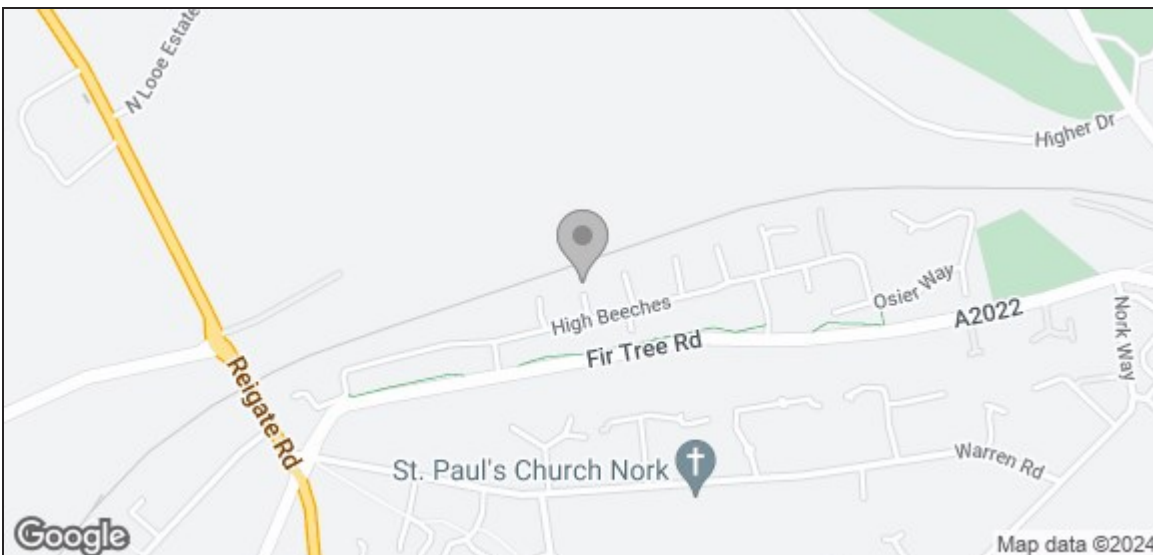


First Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



Main area: Approx. 120.0 sq. metres (1291.2 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	