

**WILLIAMS
HARLOW**

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Buff Avenue Banstead, Surrey SM7 2DW

An opportunity to acquire a deceptively spacious family home with accommodation arranged over three floors offering **FOUR BEDROOMS, TWO BATHROOMS**, garage and parking, within a very short walking distance of Banstead Village High Street. The property benefits from further extension potential (STC) and enjoys attractive gardens with views to London from the side and rear. **SOLE AGENTS**

Asking Price £765,000 - Freehold



FRONT DOOR

Replacement front door with leaded light inserts with window to the side, giving access through to the:

ENTRANCE HALL

Coving. Dado rail. Wood effect flooring. Stairs rising to the first floor. Radiator. Thermostat for the gas central heating. Understairs storage cupboard housing meters and consumer unit with a further large storage cupboard to the side.

LOUNGE

Attractive bay window to the front. Radiator. Panelled ceiling. Picture rail. Built in furniture comprising of storage shelves and cupboards. Fireplace feature with wooden surround with inset wrought iron with tile work.

DINING ROOM

Coving. Panelled ceiling. Radiator. Sliding patio doors giving a pleasant outlook over the rear garden. Fireplace feature with ornated metal surround. Fitted shelving and storage cupboards.

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. Spaces for dishwasher, washing machine and upright fridge freezer. Fitted double oven and grill. Surface mounted four ring gas hob with extractor above. Eye level cupboards and display cabinets with underlighting. Wall mounted central heating boiler. Radiator. Connecting part glazed door and window to the rear.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with window to the side. Coving. Stairs rising to the second floor. Dado rail.

BEDROOM TWO

Attractive bay window to the front. Radiator. Picture rail. 2 x ranges of built in wardrobes.

BEDROOM THREE

Picture rail. Radiator. 2 x ranges of built in wardrobes with storage cupboards above. Window to rear overlooking the rear garden and views beyond. Part panelled ceiling.

BEDROOM FOUR

Oriel bay window to the front. Radiator.

BATHROOM

White suite. Panel bath with grab rail and independent shower above the bath with glass shower screen. Pedestal wash hand basin with mixer tap. Airing cupboard housing insulated cylinder. Part tiled walls. Obscured glazed window to the rear. Downlighters. Wall mounted extractor. Wood effect flooring. Radiator.

SEPARATE WC

WC. Obscured glazed window to the rear. Radiator. Wood effect flooring.

SECOND FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with window to the side with fine views to London.

MASTER BEDROOM

Double aspect room with two velux windows to the rear with fine views of London and a further velux window to the front. Access to the loft void. Radiator. A comprehensive range of built in wardrobes plus additional large walk in storage cupboard.

SHOWER ROOM

Enclosed shower cubicle with wall mounted shower. Pedestal wash hand basin.

Low level WC. Radiator. Velux window to the front. Large in built storage cupboard. Part tiled walls. Ceiling mounted extractor.

OUTSIDE

FRONT

There is a pathway providing access to the front and either side there are areas of level lawn with mature flower/shrub borders. Here you can access the front door.

PARKING

There is one off street parking space.

ATTACHED GARAGE

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

SIDE AREA

Good sized side area which is principally laid to lawn with a wooden garden shed and gives way to the:

REAR GARDEN

15.24m x 18.29m (50 x 60)

Immediately to the rear and side there is an elevated patio benefitting from outside tap and outside lighting. There are steps downs to the remainder of the garden which is principally laid to level lawn flanked by mature flower/shrub borders. The garden affords a good degree of flexibility and towards the corner of the garden there is a further patio.

FROM THE SELLER

We moved into this house in October 1987, and have spent 35 happy years here. Having generous sized rooms, a large corner plot garden, and the later addition of a loft room with separate shower and WC, we had ample space for our growing family. Banstead Village is friendly and bustling with a wonderful selection of restaurants, coffee shops, Waitrose, Marks & Spencer and Tesco express for food shopping. The village has an active Residents Association and traditions such as the Banstead Village May Fayre, Remembrance Services, etc are always well attended, a real community event. Lady Neville park a few minutes walk away, has a recently refurbished children's playground, with Pistachio's cafe, the bowls and cricket club, are also located in the park.

The village has two well regarded primary schools and at secondary level, we have comprehensive, private and are also in the catchment area for grammar schools. Transport links are excellent, Banstead Station is a 15 minute walk away, and Sutton Station a short bus ride, both have a good service into London. Local buses run a good service to neighbouring areas.

We are lucky to have beautiful surrounding countryside, offering lovely walks and scenery. Banstead is truly a great place to live, we have certainly been very happy here, the fact that we stayed for so many years bears testament to that!

COUNCIL TAX

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

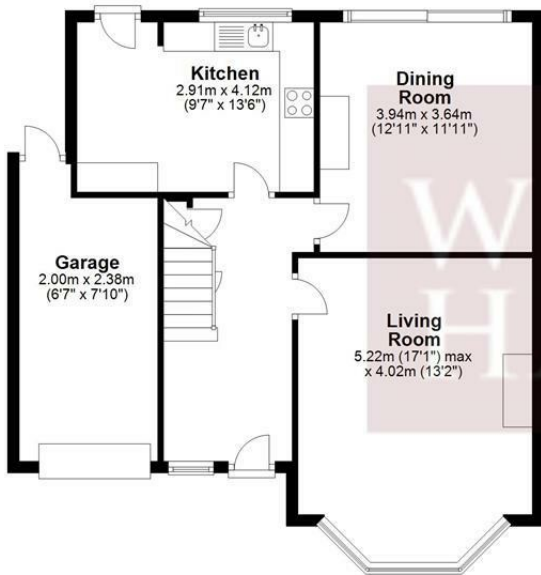


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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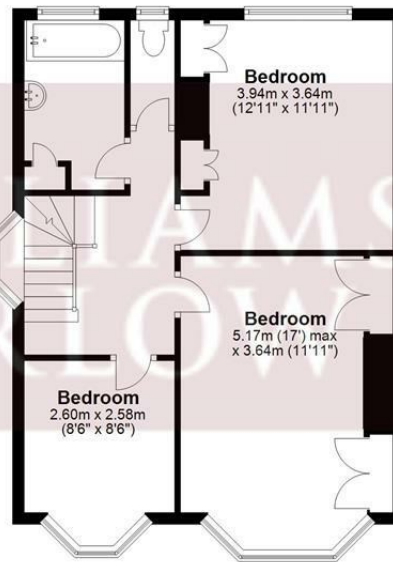
Ground Floor

Main area: approx. 56.2 sq. metres (605.1 sq. feet)
Plus garages, approx. 11.2 sq. metres (121.0 sq. feet)



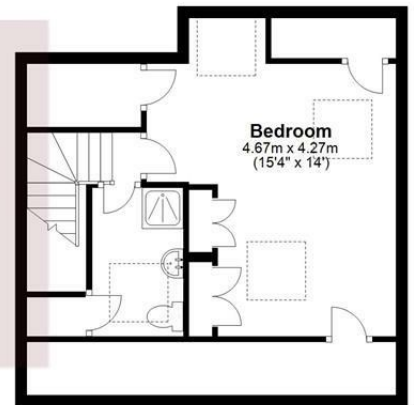
First Floor

Approx. 54.2 sq. metres (583.1 sq. feet)

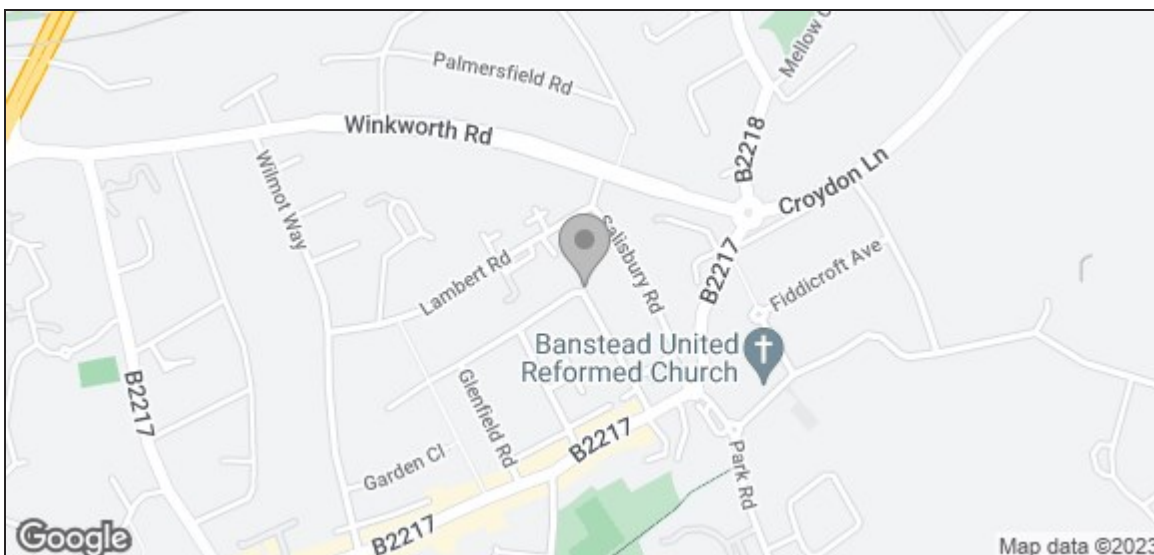


Second Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Main area: Approx. 149.1 sq. metres (1604.6 sq. feet)
Plus garages, approx. 11.2 sq. metres (121.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	