



The Tracery, Banstead, Surrey  
£575,000 - Leasehold



**WILLIAMS  
HARLOW**











An opportunity to acquire a well positioned three bedroom end terrace house located within a short flat level walk of Banstead Village High Street with courtyard garden and garage in nearby block. The property benefits from lounge/dining room and kitchen and a downstairs with three bedrooms and shower room to the first floor. Gas central heating and double glazing. SOLE AGENTS. NO ONWARD CHAIN.

### FRONT DOOR

Replacement front door with outside light, giving access through to:

### ENTRANCE HALL

2.13m x 1.17m (7'0 x 3'10)

Radiator. Coving. Doorway providing access through to:

### DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Half height tiling. Radiator. Obscured glazed window to the front and coving.

### LOUNGE

5.92m x 4.88m (19'5 x 16'0)

Large picture window to the front. Stairs rising to the first floor with stair lift and there is an understairs storage cupboard. 2 x radiators. Coving. Opening through to:

### DINING ROOM

3.30m x 2.95m (10'10 x 9'8)

Part glazed door and window to rear. Coving and radiator.

### KITCHEN

2.62m x 2.54m (8'7 x 8'4)

Well fitted with a modern range of wall and base units comprising of work surfaces incorporating a stainless steel sink drainer with mixer tap. There are cupboards and drawers below the work surface. Space for washing machine. Space for slimline dishwasher. Space for upright fridge freezer. Fitted double oven and grill. Surface mounted four ring gas hob. Time clock and switch gear from the central heating. Tile effect flooring. Part tiled walls. Part glazed door and window to the rear.

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Reached by a straight staircase with stair lift to a generous landing with an overstairs storage cupboard plus an additional linen cupboard housing the insulated cylinder and gas central heating boiler.

### BEDROOM ONE

3.76m x 3.51m (12'4 x 11'6)

Window to front. Radiator. Coving. A comprehensive range of built in wardrobes.

### BEDROOM TWO

3.10m x 3.20m (10'2 x 10'6)

Excluding entrance recess. Wood effect flooring. Window to rear. Radiator. Coving. A comprehensive range of built in wardrobes.

### BEDROOM THREE

3.30m x 2.18m (10'10 x 7'2)

Window to front. Radiator. Coving.

### SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Bidet with mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. 2 x radiators. Mirror. Medicine cabinet. Shelving. Part tiled walls and tile effect flooring. Shaver point. Obscured glazed window to rear. Coving.

### OUTSIDE

### FRONT

There is a small front garden principally laid to lawn with a pathway connecting to the front door.

### COURTYARD REAR GARDEN

6.40m x 5.18m (21'0 x 17'0)

Principally paved and also benefits from an awning and outside

light. Flower and shrub borders. To the rear of the garden there is a wooden garden gate which provides useful rear access.

### BRICK BUILT STORE

1.85m x 1.83m (6'1 x 6'0)

Power and lighting.

### SINGLE GARAGE

The garage is located nearby numbered 40.

### LEASE

999 Years from 1968

### MAINTENANCE CHARGES

Maintenance charges £600 paid half yearly. Buildings insurance £60

### COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27



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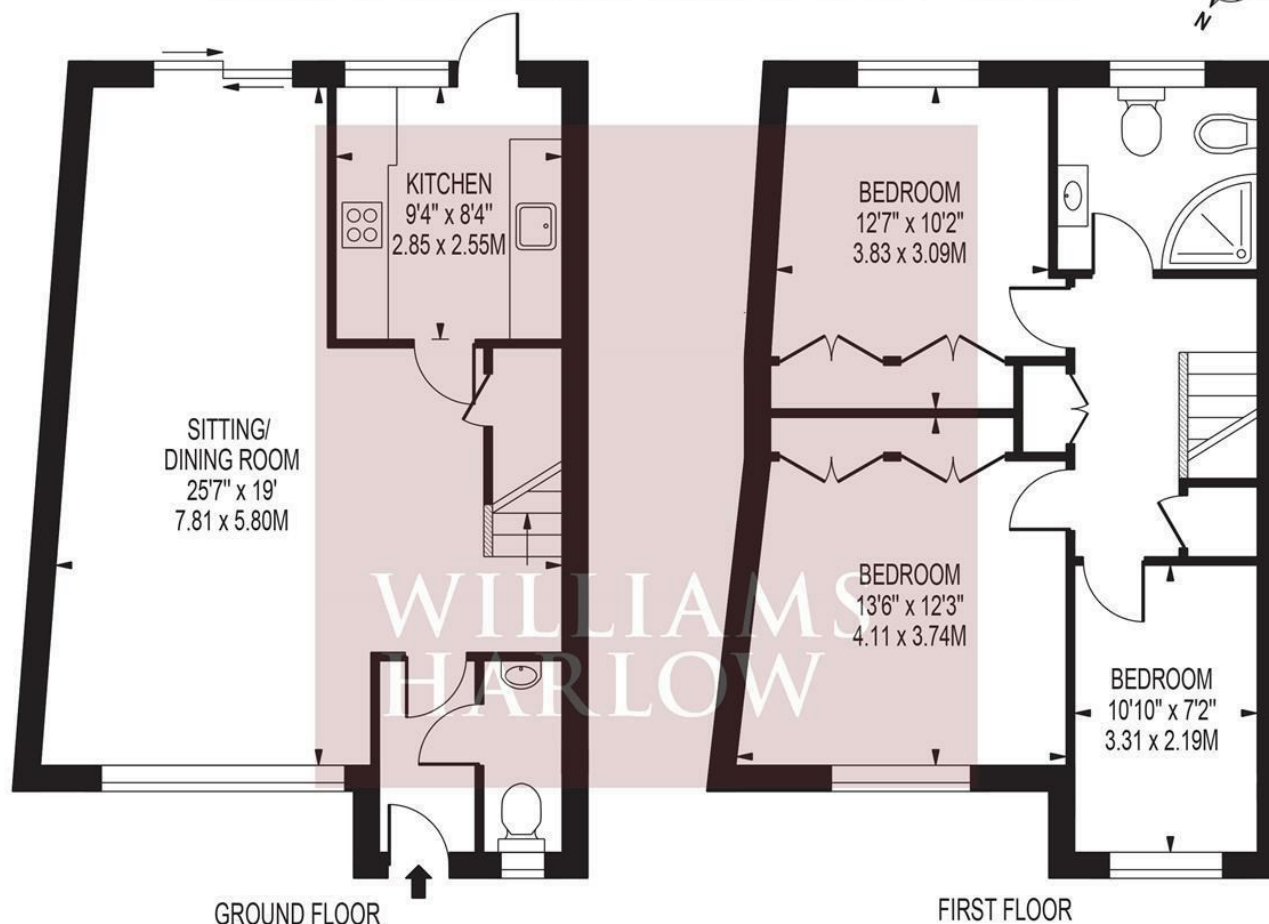
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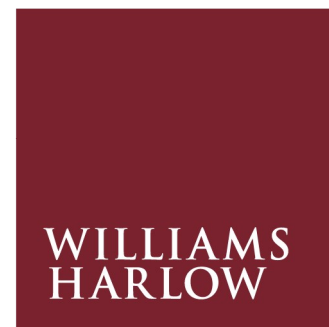
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## THE TRACERY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 998 SQ FT - 92.73 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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