

Greenhayes Avenue Banstead, Surrey SM7 2JE

An opportunity to acquire a characterful three bedroom semi detached house located in a highly desirable road within minutes walk of Banstead Village High Street. The property benefits from gas central heating, double glazing, fitted kitchen, driveway providing off street parking for 3-4 vehicles and detached garage to the side. There is also an 86 ft rear garden enjoying a good degree of privacy. SOLE AGENTS

£725,000 - Freehold



ENTRANCE PORCH

Accessed via front entrance porch door with windows either side. Further window to the side. Giving access to the:

FRONT DOOR

Part glazed front door with obscured glazed window to the side, giving access through to the:

ENTRANCE HALL

Stairs to the first floor with attractive balustrade and understairs storage cupboard. Radiator. Thermostat for the gas central heating.

LOUNGE

Window to the front. Radiator. Fireplace feature with wooden surround and stone hearth with open fire.

DINING ROOM

Exposed wooden floor. Coving. Radiator. Fireplace feature. Double opening doors giving access through to the:

CONSERVATORY

Full height windows enjoying a pleasant outlook over the rear garden. Double opening glazed doors to the rear. Wooden flooring.

KITCHEN

Fitted with a modern range of wall and base units with granite work surfaces incorporating 1 1/2 bowl sink drainer with mixer tap. Spaces for dishwasher and washing machine. Fitted double oven and grill. Surface mounted four ring gas hob with chimney extractor above. Integral fridge and integral freezer. A comprehensive range of eye level cupboards benefitting from underlighting. Display cabinet. Glazed door and window to the rear. Part tiled walls and tiled floor.

FIRST FLOOR ACCOMMODATION

ATTRACTIVE LANDING

Reached by a turn staircase. Window to the side. Radiator. Access to the loft void.

BEDROOM ONE

Window to the front. Radiator. Fitted shelf.

BEDROOM TWO

Window to the rear enjoying a fine outlook over the rear garden. Radiator. 2 x ranges of built in wardrobes.

BEDROOM THREE

Window to the front. Radiator. Built in wardrobe plus further recess.

BATHROOM

White suite. Panel bath with mixer tap. Wash hand basin with mixer tap. Low level WC. Fully enclosed shower cubicle. 2 x obscured glazed windows to the rear. Downlighters. Wall mounted extractor. Radiator. Tiled floor. Part tiled walls. Downlighters. Wall mounted gas central heating boiler.

OUTSIDE

FRONT

The front garden is principally laid to stone chippings with various inset paving slabs, flower and shrub borders.

PARKING

There is a private driveway suitable for parking vehicles to the front and side of the property and here you can access the front door.

DETACHED GARAGE

Accessed via up and over door to the front, under a pitch roof. Connecting door to the rear. Power and lighting.

To the side of the garage there is a gate providing useful access to the rear garden.

REAR GARDEN

26.21m length approximately (86'0 length approximately)
There is a patio immediately to the rear of the property with outside lighting and a low rising brick retaining wall with a planting bed. Beyond this there is a large area of lawn interspersed with attractive flower/shrub borders, an ornamental garden pond, a further patio towards the rear of the garden, a greenhouse and wooden garden shed.

FROM THE SELLER

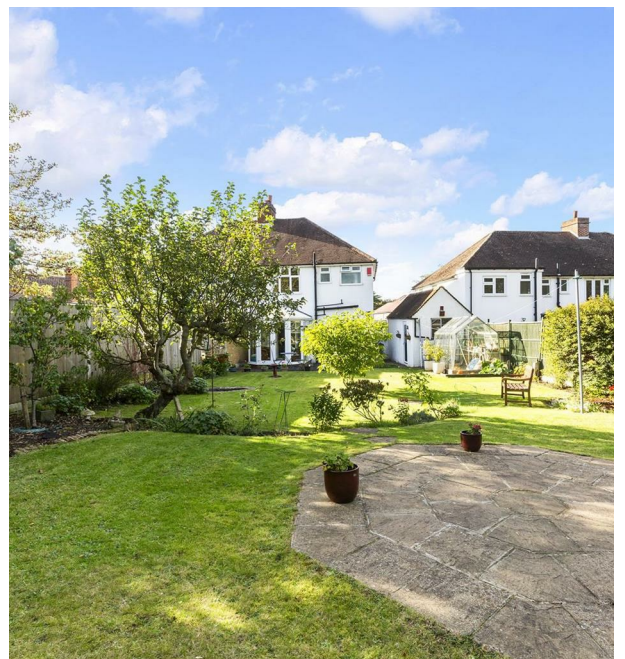
We have lived in our house for 30 years bringing up our family. We have spent many happy years in our home and garden. It is very peaceful.

We are conveniently located to the village with an easy walk to the shops.

We are moving to be near our family and grandchildren.

COUNCIL TAX

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

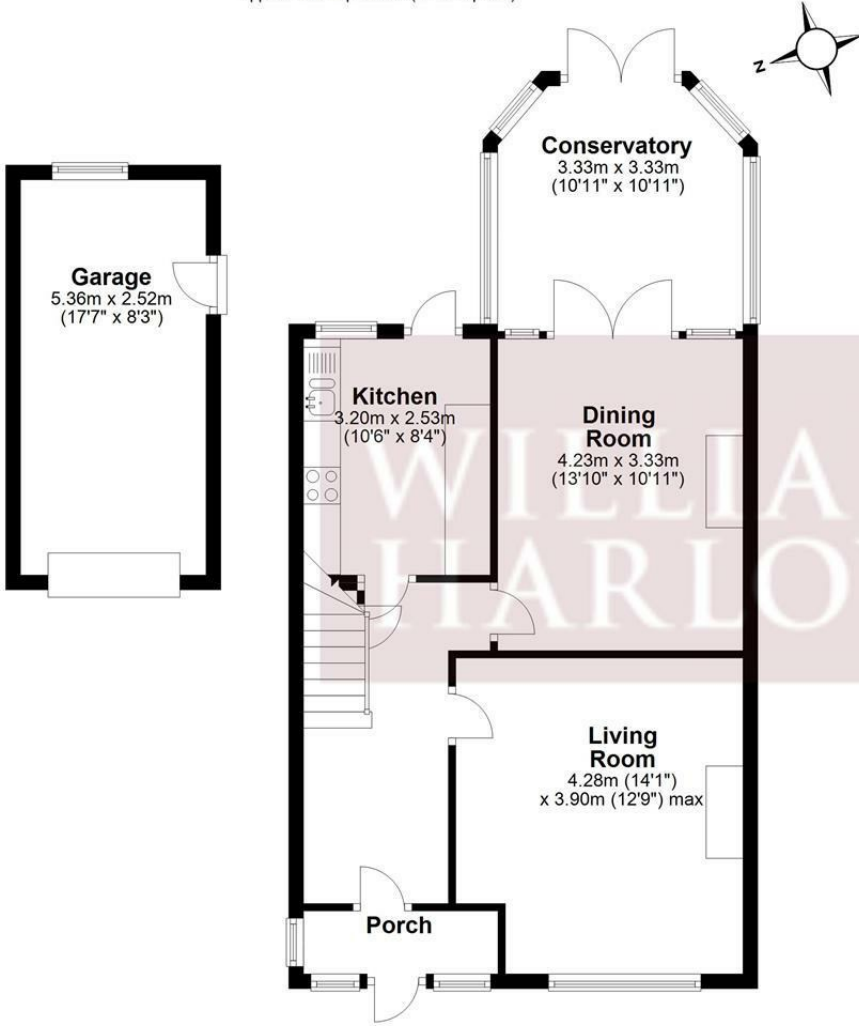


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**WILLIAMS
HARLOW**

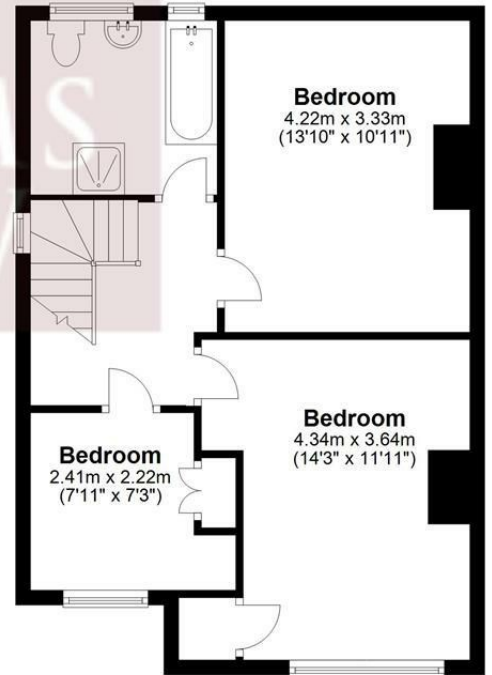
Ground Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 125.6 sq. metres (1352.3 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		79	59
EU Directive 2002/91/EC			