

## Kenneth Road Banstead, Surrey SM7 3HQ

Offering flexible accommodation and significant potential occupying a corner plot this detached house affords the buyer an opportunity to reside in one of Banstead most sought after roads. It is within a short distance to miles of open countryside yet within 10 minutes walk of the Village High Street. The property was purpose built over two floors in the 1930's and offers **THREE RECEPTION ROOMS, THREE BEDROOMS and TWO BATHROOMS**. There are attractive gardens to the front, side and rear and parking for two cars. **NO CHAIN. SOLE AGENTS**

**Asking Price £675,000 - Freehold**





## FRONT DOOR

Double opening original front door with outside light, giving access through to:

## ENTRANCE PORCH

2.06m x 0.99m (6'9 x 3'3)

With two windows either side. Mosaic tiled floor. Original part glazed inner door providing access through to:

## INNER RECEPTION HALL

4.42m x 4.60m (14'6 x 15'1)

Exposed beams to both wall and ceiling. Original glass display cabinets. Plate rail. 2 x windows to front. 2 x radiators.

## REAR RECEPTION HALL

2.87m x 1.88m (9'5 x 6'2)

Stairs rising to the first floor with original balustrade and understairs storage cupboard. Radiator.

## DOWNSTAIRS WC

WC. Wood effect flooring. Obscured glazed window to side.

## BATHROOM

Fitted with a white suite. Panel bath with independent wall mounted shower above. Bidet with mixer tap. Pedestal wash hand basin. Obscured glazed window to side. Part tiled walls. Part panelled walls. Tiled floor. Radiator. Linen cupboard.

## SITTING ROOM

5.41m x 5.13m (17'9 x 16'10)

The room benefits from being double aspect with bay windows to front and side. Double opening doors to the front. Fireplace feature with brick surround, wooden mantle and brick hearth. Picture rail. 4 x radiators. In-built storage cupboards and book shelves.

## REAR RECEPTION

4.27m x 4.14m (14'0 x 13'7)

Measured into bay window to side. 2 x radiators. Exposed beamed ceiling. Picture rail. Plate rail. Book/display shelves. Double opening french doors with windows either side to the rear.

## KITCHEN/DINING ROOM

4.67m x 4.19m (15'4 x 13'9)

Granite work surfaces incorporating a stainless steel sink drainer with mixer tap. There are various cupboards and drawers below the work surface incorporating shelving and wine racks. There are spaces for dishwasher, washing machine, under counter fridge freezer and dual fuel range cooker with extractor above. Floor standing gas central heating boiler with time clock and switch gear above. Full height eye level display cabinets with shelving. Window to side. Part tiled walls. Larder cupboard. Glazed door with windows either side giving access through to:

## CONSERVATORY

7.92m x 2.74m (26'0 x 9'0)

Wood effect flooring. Radiator. Double opening glazed doors with

windows, all of which enjoys a pleasant outlook over the property's rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase with original balustrade.

### MASTER BEDROOM

5.49m x 4.88m maximum (18'0 x 16'0 maximum)

Window to front and velux window to the rear. Access to eaves storage. Radiator. Two ranges of built in fitted wardrobes providing useful hanging and storage. Access to loft void.

### BEDROOM TWO

4.27m x 3.45m maximum (14'0 x 11'4 maximum)

Window to side. Radiator. Access to eaves storage.

### BEDROOM THREE

4.52m x 2.16m (14'10 x 7'1)

Window to side. Radiator. Wood effect flooring.

### BATHROOM

White suite. Panel bath with mixer tap and grab rails. Pedestal wash hand basin with mixer tap. Low level WC. Velux window to rear. Part tiled walls and wood effect flooring. Radiator. Exposed beamed ceiling. Downlighters.

### OUTSIDE

The property benefits from occupying a corner plot position so has gardens to the front, side and rear.

### FRONT GARDEN

Accessed from Cunningham Road. There is a driveway edged in brick laid to stone chippings suitable for parking two vehicles off street. There is also a useful turning head. The remainder the garden is laid to level lawn with mature ornamental garden trees. From here there is a parthway which expands the perimeter of the property which provides access to the:

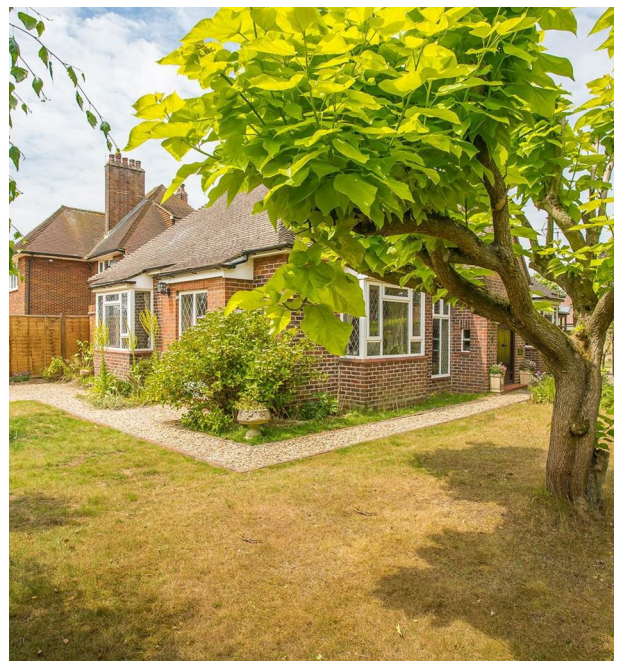
### SIDE AREA

There are two further areas of lawn and pedestrian access via a wrought iron gate can be gained to Kenneth Road. There are various flower and shrub borders. Here you can access the property's main front door. The path continues via a brick arch with a wooden garden gate which gives access to the:

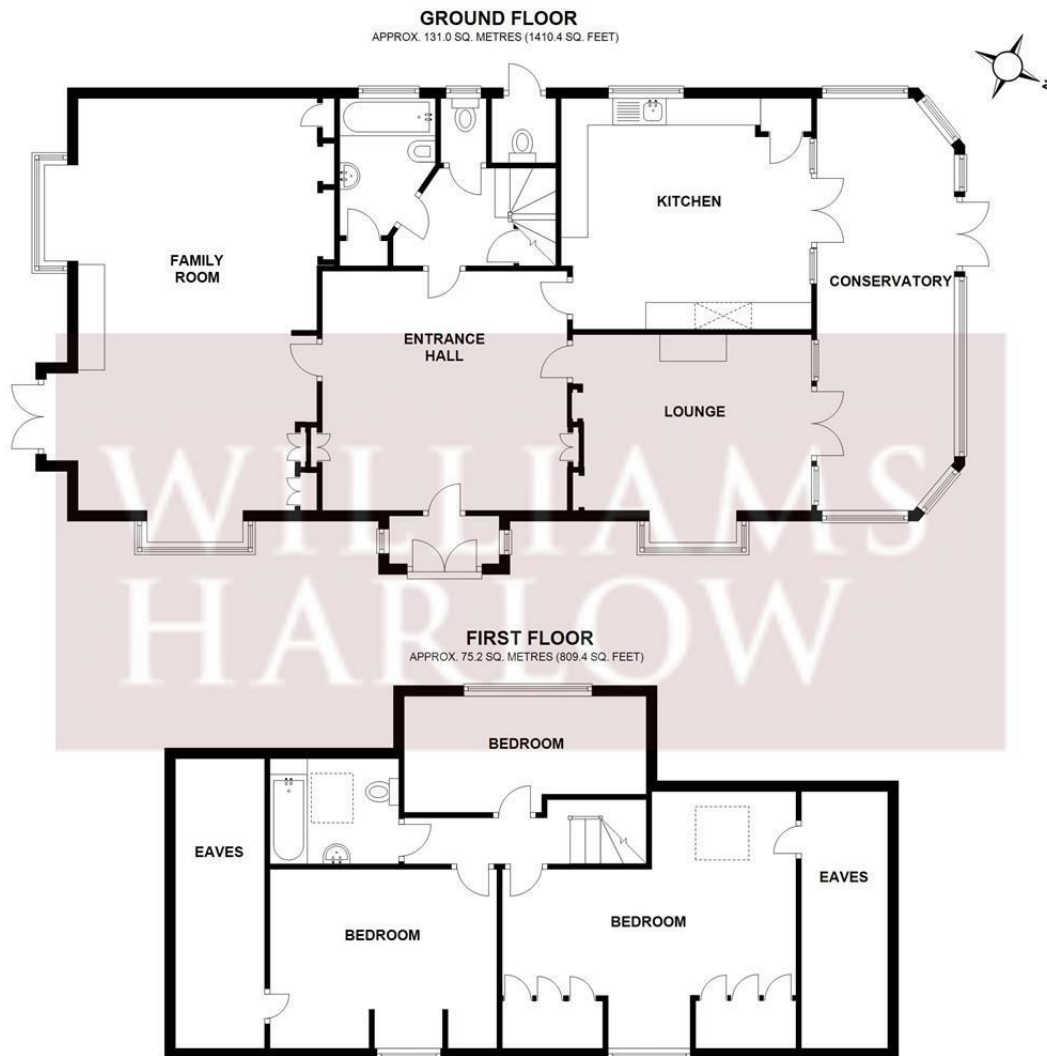
### REAR GARDEN

12.80m length x 14.33m width approx (42'0 length x 47'0 width approx) There is a patio expanding the immediate rear width of the property which is also accessed from the conservatory. Much of the remainder of the garden is laid to an area of level lawn flanked by mature flower and shrub borders. There is also an ornamental garden pond with bridge feature.

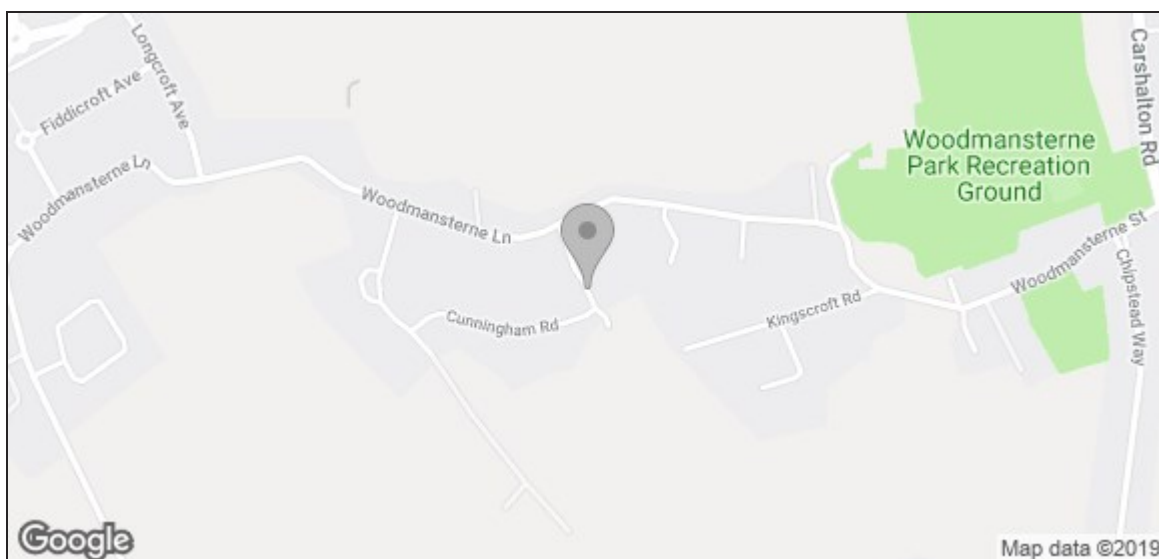








TOTAL AREA: APPROX. 206.2 SQ. METRES (2219.8 SQ. FEET)



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		63	
(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			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			