

Gale Crescent Banstead, Surrey SM7 2HZ

OPEN DAY SAT 14th DEC 1000 - 1200 BY APPOINTMENT ONLY. This substantial FIVE BEDROOM semi detached home offering ideal family accommodation is within easy reach of Banstead Village High Street and GOOD LOCAL SCHOOLS. The property overlooks an attractive green space of open countryside. Internally there are TWO BATHROOMS, lounge, a LARGE MODERN KITCHEN with dining room and conservatory. Externally there are attractive gardens, allocated parking, LARGE ATTACHED GARAGE with brick built workshop to the rear. A short walk to Banstead Village, offering access to frequent local bus connections (including the S1 London bus) to Sutton mainline station. SOLE AGENTS. NO CHAIN.

£475,000 - Freehold



FRONT DOOR

Replacement front door giving access through to:

ENTRANCE PORCH

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

Lighting and tiled floor. Giving access through to:

INNER ENTRANCE HALL

Stairs rising to the first floor. Obscured glazed window to side. Radiator.

LOUNGE

4.47m x 3.61m (14'8 x 11'10)

Full height window to the front. Radiator. Understairs storage cupboard. Wood effect flooring. Coving and wall lights. Opening through to:

KITCHEN/DINING ROOM

6.17m x 2.13m (20'3 x 7'0)

Well fitted with a modern range of wall and base units comprising of granite work surfaces incorporating a sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with space and plumbing for dishwasher. Fitted double oven and grill. Comprehensive range of eye level cupboards and display cabinets. Recess suitable for upright fridge freezer. Large central island which also incorporates a breakfast bar with a surface mounted five ring gas hob, below which there are a comprehensive range of cupboards and drawers. Tile effect flooring. Downlighters, plinth lighting and plinth heater.

CONSERVATORY

3.18m x 2.41m (10'5 x 7'11)

Continuation of the tile effect flooring. Double opening french doors to the side and window to rear enjoying a pleasant outlook over the property's rear garden. Radiator.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

2.69m x 2.84m (8'10 x 9'4)

Window to side, stairs rising to the second floor and radiator. Understairs storage cupboard.

BEDROOM ONE

3.53m x 2.92m (11'7 x 9'7)

Full height window to rear. Dado rail. Radiator.

BEDROOM TWO

3.56m x 2.87m (11'8 x 9'5)

Full height window to the front. Fitted wardrobes with sliding mirrored doors with an additional wardrobe cupboard to the side. Radiator.

BEDROOM THREE

2.69m x 1.75m (8'10 x 5'9)

Window to front. Radiator. Built in shelving.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Vanity cupboards and drawers below. Low level WC. Fully enclosed shower cubicle. Obscured glazed window to the rear. Fully tiled walls and panel ceiling with inset downlighters. Wall light and heated towel rail.

SECOND FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Window to side. Access to loft void. Linen cupboard.

BEDROOM FOUR

2.74m x 2.44m some restricted headroom (9'0 x 8'0 some restricted headroom)

Velux window to rear. Radiator. Wooden flooring.

BEDROOM FIVE

4.39m x 1.96m some restricted headroom (14'5 x 6'5 some restricted headroom)

2 x velux windows to front with a fine outlook. Radiator. Wood effect flooring. Eaves storage access.

SHOWER ROOM

Shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls. Downlighters. Radiator. Tiled floor.

OUTSIDE

FRONT

There is a pathway that provides access to the front door. Either side there are two areas laid to slate chippings.

PARKING

There are two allocated parking spaces located to the side of the property, situated at the end of the cul-de-sac from Gale Crescent. This leads to:

ATTACHED GARAGE

5.33m x 3.81m (17'6 x 12'6)

Accessed via up and over door to the front. Power and lighting. Gas central heating wall mounted boiler. Obscured glazed window to side. Part glazed door to side.

ATTACHED BRICK BUILT STORE

1.32m x 3.99m (4'4 x 13'1)

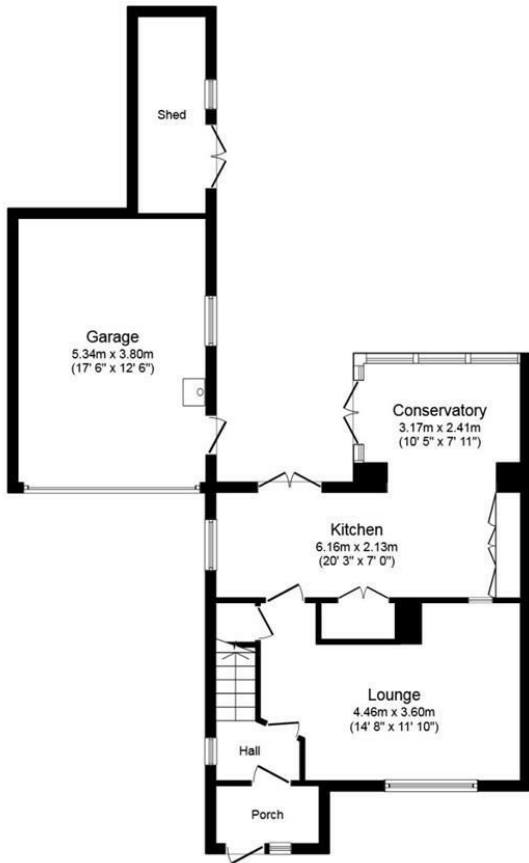
Power and lighting. Window and double opening doors.

REAR GARDEN

8.05m x 14.02m approximately (26'5 x 46'0 approximately)

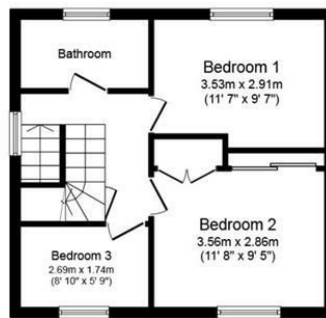
There is a patio at two levels immediately to the rear of the property, part of it is undercover. The remainder of the garden is laid to level lawn. There is a greenhouse.





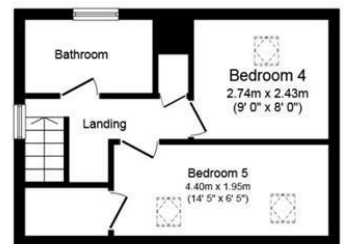
Ground Floor

Floor area 67.0 sq. m. (721 sq. ft.) approx



First Floor

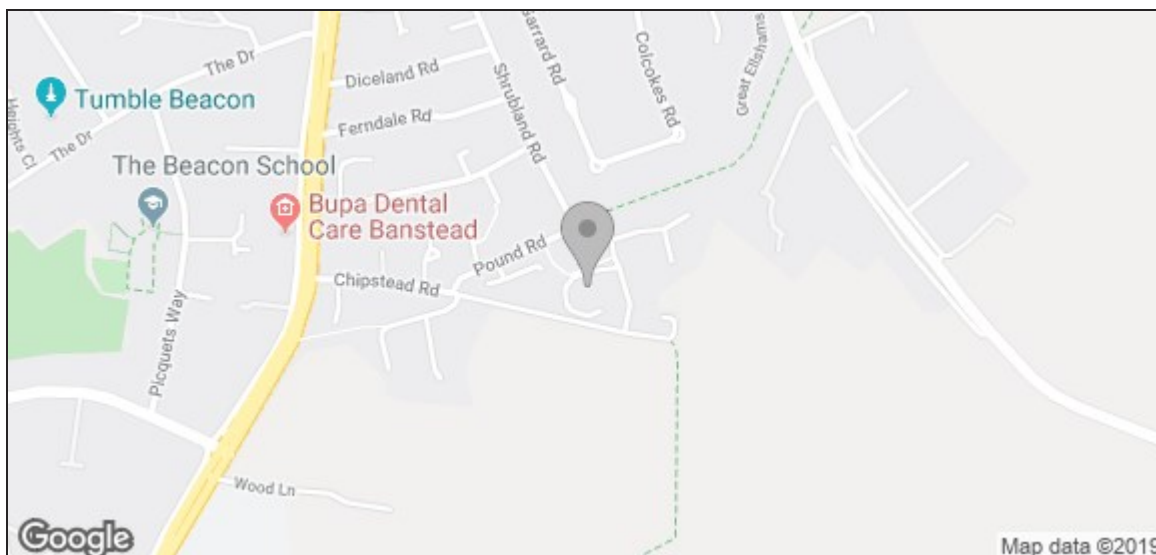
Floor area 36.0 sq. m. (388 sq. ft.) approx



Second Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx

Total floor area 130.0 sq. m. (1,399 sq. ft.) approx



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 67 | |
| (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 ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |