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HARLOW

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## Avenue Road Banstead, Surrey SM7 2PB

Within a very short walk to Banstead Village High Street with fine views over the Village Cricket field and park, this split level flat offers two good sized bedrooms and has been completely refreshed by the present owners. There is both a GARAGE and allocated parking to the front. There is also gas heating and double glazing. The property also benefits from very reasonable service charges. SOLE AGENTS. NO CHAIN

£299,950 - Leasehold



## COMMUNAL ENTRANCE

Communal front door giving access to the communal lobby giving access to:

## GROUND FLOOR

Leading to:

## PRIVATE FRONT DOOR

Giving access to:

## ENTRANCE AREA

With stairs rising to the:

## FIRST FLOOR ACCOMMODATION

### RECEPTION ROOM

4.39m x 3.81m (14'5 x 12'6)

Window to rear. Wood effect flooring. Wall mounted entry phone. Radiator. Downlighters. Large cupboard with shelving.

### HALLWAY

Stairs rising to the second floor. Radiator. Wood effect flooring. Window to the front enjoying outlook to the park.

### RE-FITTED KITCHEN

3.48m x 1.98m (11'5 x 6'6)

A modern range of wall and base units comprising of a 1 1/2 stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space and plumbing for washing machine. Integral fridge and integral freezer. Fitted oven and grill. Surface mounted four ring gas hob with chimney extractor above. A comprehensive range of eye level cupboards, one of which houses the gas central heating boiler. Part tiled walls and tiled floor. Window to the front enjoying outlook to the park.

## SECOND FLOOR ACCOMMODATION

### GOOD SIZED LANDING

Downlighters. Radiator. Access to loft void.

### BEDROOM ONE

3.81m x 3.25m (12'6 x 10'8)

Window to rear. Downlighters. Wood effect flooring. Radiator.

### BEDROOM TWO

3.89m x 1.98m (12'9 x 6'6)

Window to front enjoying the outlook to the park. Downlighters. Radiator. Wood effect flooring.

## RE-FITTED BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and tiled floor. Wall mounted extractor. Radiator.

## OUTSIDE

### FRONT

### PRIVATE FRONT GARDEN

The property has a front garden which is immediately to the front of the property mainly laid to lawn. There is a shared pathway dividing this and a parking area which is laid to herringbone brick suitable for parking one vehicle off street.

### GARAGE

There is a garage, third from the right hand side, located in the block to the rear of Cheviot Close,

### LEASE

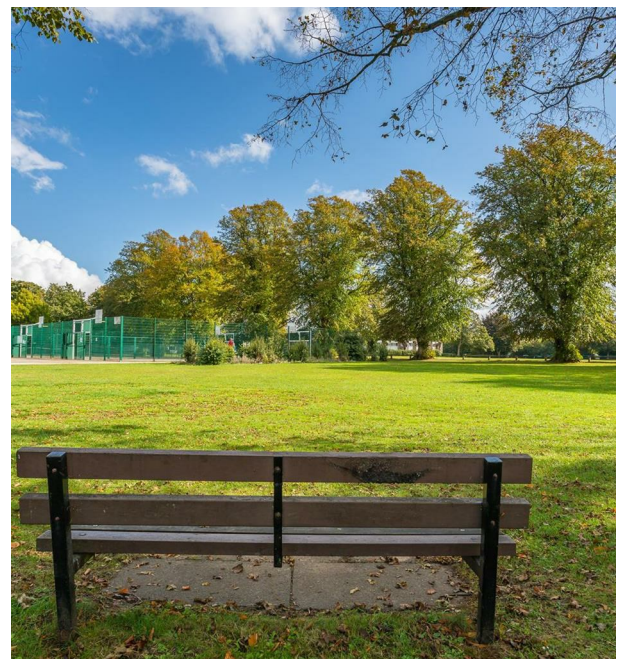
170 years from 25 December 1999.

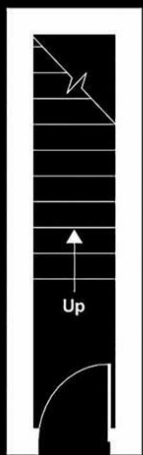
### MAINTENANCE CHARGES

Nil.

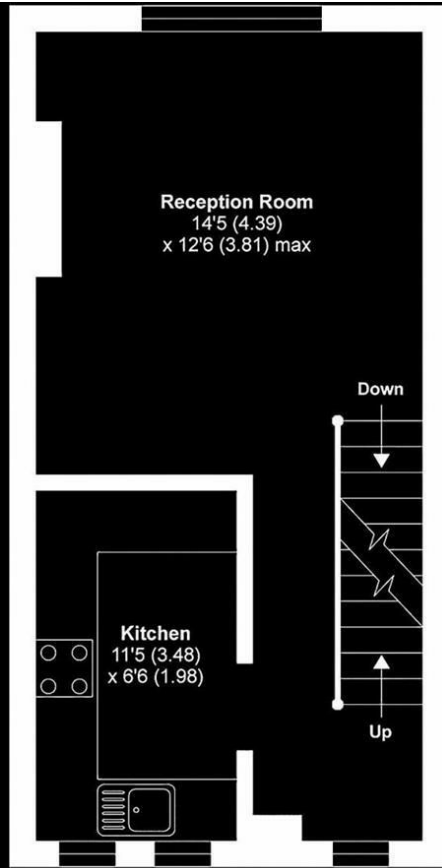
### GROUND RENT

Peppercorn.

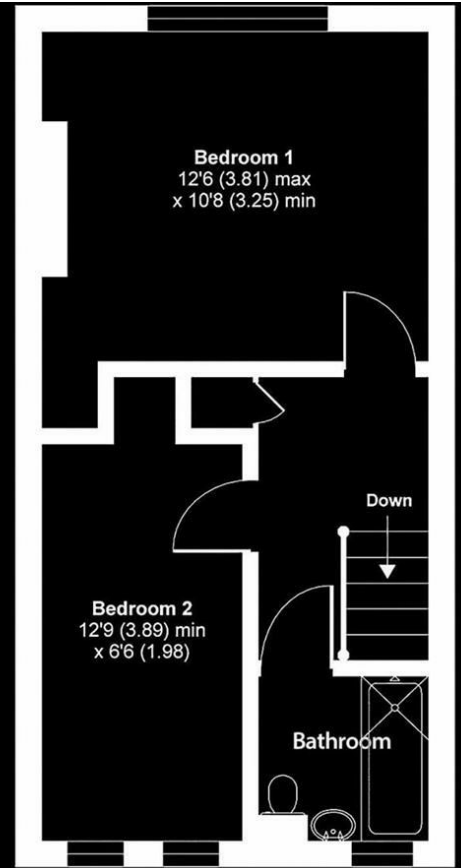




**GROUND FLOOR**



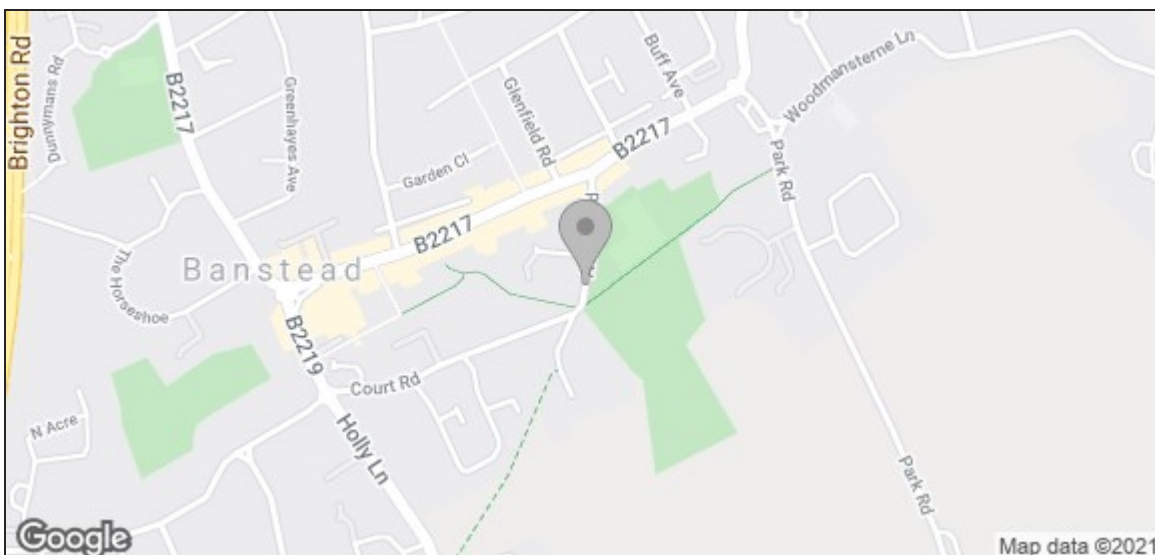
**FIRST FLOOR**



**SECOND FLOOR**

**TOTAL AREA: APPROX 63.9 SQ METRES (688 SQ FEET)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	