

## Sandersfield Gardens Banstead, Surrey SM7 2DQ

A substantial FOUR BEDROOM bungalow within an easy walk of the Village High Street with accommodation arranged over two floors. On the ground floor there are two bedrooms with two further on the first floor. There are also bathrooms to both ground and first floor. There is generous reception accommodation plus a manageable private garden to the rear. To the front there is parking for numerous cars. The seller currently suited so an internal inspection is thoroughly recommended

Offers In The Region Of £689,950 - Freehold



## PORCH

Part double glazed entrance porch, giving access to:

## FRONT DOOR

Glazed front door, leading through to:

## ENTRANCE HALL

Wooden laminate flooring. Downlights. Storage cupboard housing electric meter. Half turn staircase giving access to the first floor with understairs cupboard. Room thermostat.

## BEDROOM TWO/STUDY

3.87 into bay x 3.65 (12'8" into bay x 11'11")

Front aspect double glazed bay window. Open fireplace with log grate. Radiator. Downlights.

## BEDROOM ONE

4.15 into bay x 3.64 (13'7" into bay x 11'11")

Laminate flooring. Downlights. Front aspect double glazed bay window. Radiator.

## LIVING ROOM

4.18 x 3.65 (13'8" x 11'11")

Rear aspect double glazed patio doors. Feature fireplace with remote control gas fire.

## KITCHEN/BREAKFAST ROOM

6.65 x 3.65 (21'9" x 11'11")

Oak fitted cupboards above and below. Space for a range cooker with stainless steel cooker hood. Built in microwave. Integrated dishwasher, integrated washing machine, and built in fridge freezer. 1 1/2 bowl stainless steel sink drainer with mixer tap. Electric fire. Radiator. Double glazed window to the side. Wooden laminate flooring. Downlights. Door leading to the utility room.

## RE-FITTED SHOWER ROOM

Shower cubicle with mains shower. Wash hand basin in vanity unit. Low level WC. Tiled flooring with tiled walls. Rear aspect double glazed window. Radiator.

## UTILITY AREA

3.63 x 2.78 (11'10" x 9'1")

Front aspect double glazed patio doors. Lighting and power. Door leading to:

## STORAGE ROOM

2.16 x 3.10 (7'1" x 10'2")

Door to patio area. Storage area.

## FIRST FLOOR ACCOMMODATION

## LANDING

Velux window.

## BEDROOM TWO

5.11 x 3.21 (16'9" x 10'6")

Velux windows to front and rear. Radiator. Eaves storage.

## BEDROOM THREE

5.9 x 3.58 (19'4" x 11'8")

Velux window to front and rear. Radiator. Eaves storage. Cupboards housing mega flow hot water tank and gas boiler.

## BATHROOM

Velux window to rear. Radiator. Tiled walls and floor. Wash hand basin. White panel bath with mixer tap and hand shower.

## SEPARATE WC

Tiled walls and floor. Low level WC.

## OUTSIDE

### FRONT

Crazy paved driveway with off street parking for up to four vehicles. Double gates leading to the utility room.

### REAR GARDEN

There is a paved patio area with the remainder of the garden mainly laid to lawn with shrub borders. Wooden shed. Pergola. Side gate. Wooden seating area.

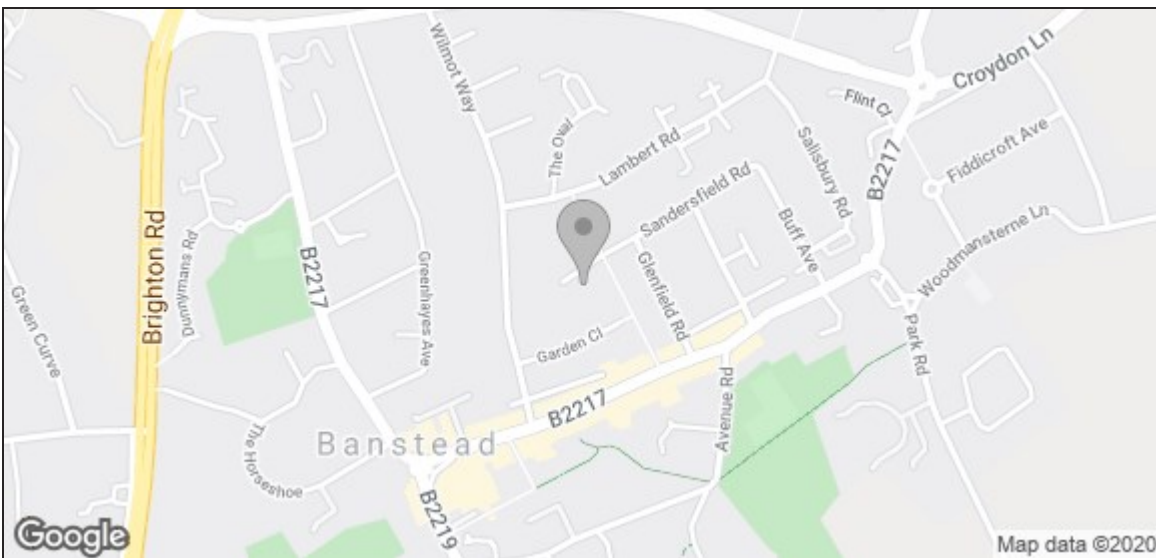
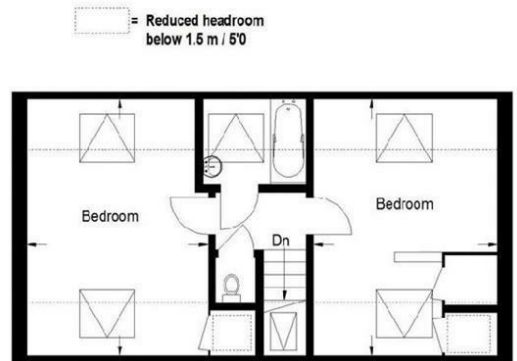
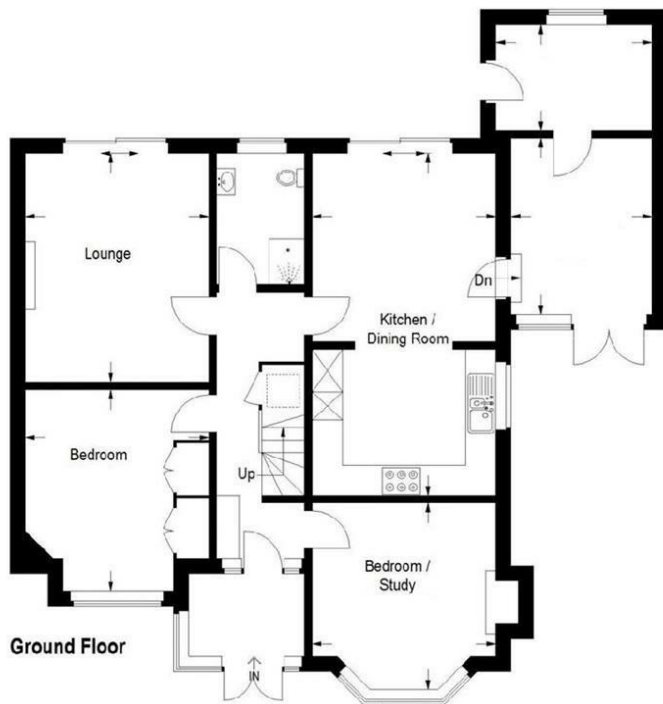






**Sandersfield Gardens, Banstead, SM7 2DQ**

Approximate Gross Internal Area  
157.6 sq m / 1696 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
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(81-91) <b>B</b>			
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