

**WILLIAMS
HARLOW**

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Gale Crescent Banstead, Surrey SM7 2HZ

An opportunity to acquire a three bedroom end terraced property with attached garage requiring some internal modernisation, however there is scope further extension (STC). The property is located in a cul-de-sac position to close to open countryside and also Banstead Village. The property offers off street parking, gas central heating and all replacement double glazing. **SOLE AGENTS. NO ONWARD CHAIN**

£425,000 - Freehold



FRONT DOOR

Replacement front door under pitched tiled canopy with outside coach lamp, giving access through to:

ENTRANCE HALLWAY

3.81m x 1.83m (12'6 x 6'0)

Stairs rising to the first floor. Understairs storage recess with meters. Radiator

LOUNGE

4.45m x 3.68m maximum (14'7 x 12'1 maximum)

Window to front. Radiator. Fireplace feature with stone surround, wooden hearth and inset gas fire. Coving. Doorway providing access through to:

KITCHEN/DINING ROOM

2.82m x 6.40m (9'3 x 21'0)

Wall and base units. A stainless steel sink drainer. Space for various domestic appliances. Window to rear. Full height glazed door to the rear. Radiator. Coving. Large larder cupboard with shelving to the side of which there is an additional cupboard containing a non functioning boiler. The replacement boiler is located in the garage.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by straight staircase, window to side and access to loft void. Storage cupboard with shelving.

BEDROOM ONE

3.56m x 3.43m (11'8 x 11'3)

Full height window to the front. Radiator.

BEDROOM TWO

3.53m x 2.95m (11'7 x 9'8)

Full height window to the rear. Radiator. Fitted wardrobes and dressing table.

BEDROOM THREE

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

Overstairs storage cupboard. Window to front. Radiator.

BATHROOM

White suite. Panel bath with mixer tap, shower attachment and concertina glass shower screen. Wash hand basin. Obscured glazed window to the rear. Radiator.

SEPARATE WC

WC. Obscured glazed window to the rear.

OUTSIDE

FRONT

There is a small laved driveway to the garage and a separate pathway providing access to the property's front door, two areas of lawn and well tended flower/shrub borders including box hedging.

PARKING

There is one allocated parking space off street which is in front of the garage.

ATTACHED GARAGE

5.97m x 2.95m (19'7 x 9'8)

Metal up and over door to the front. Power and lighting. Connecting door and window to the rear. Gas central heating boiler.

REAR GARDEN

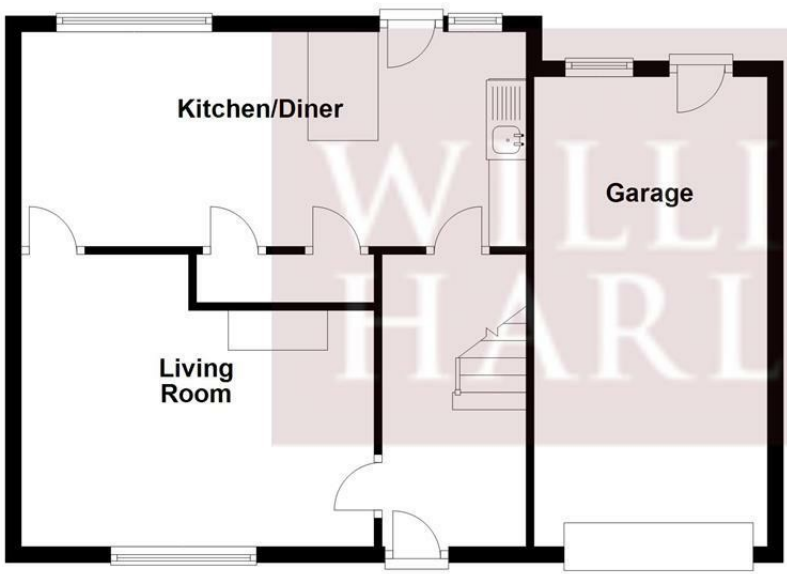
19.81m x 9.75m approximately (65'0 x 32'0 approximately)

There is a patio expanding the immediate rear width of the property with brick built barbecue. The remainder of the garden is mainly laid to level lawn with a stepping stone pathway providing access to the end of the garden and there are various well stocked flower/shrub borders and good hedging. Towards the end of the garden there is a greenhouse.



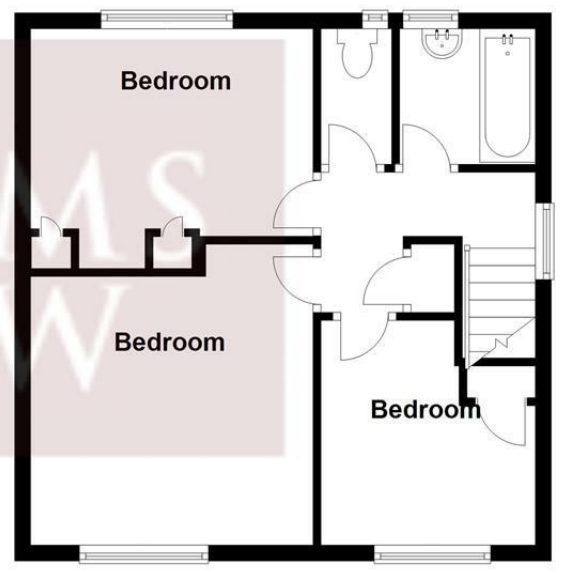
Ground Floor

Approx. 59.1 sq. metres (636.6 sq. feet)

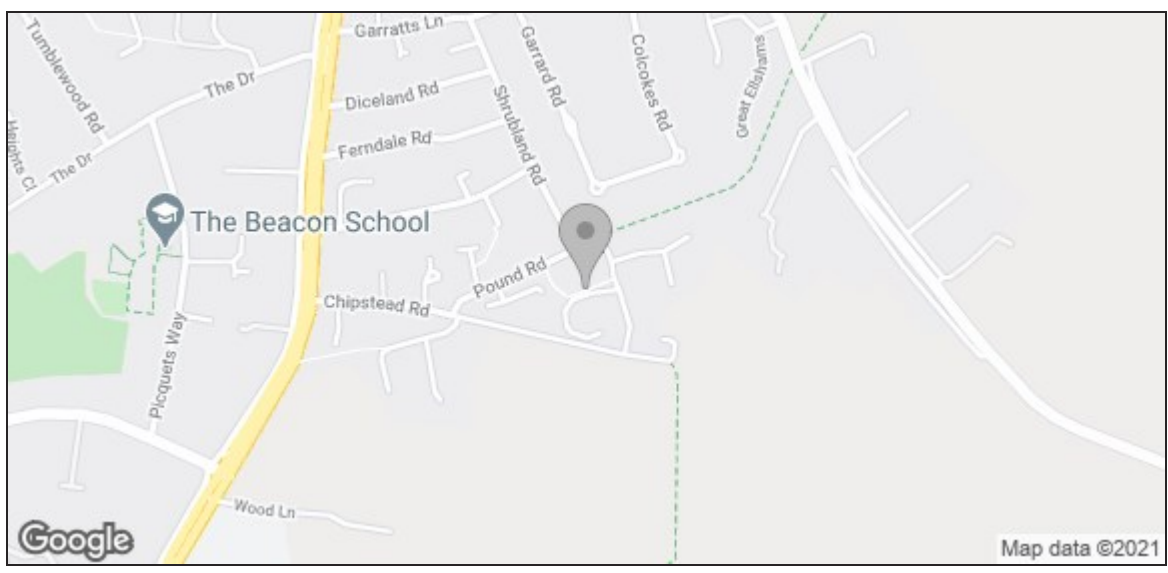


First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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