

The Oval

Banstead, Surrey SM7 2QY

An opportunity to acquire a four bedroom semi detached home which has been subject to a sympathetic extension by the present owner benefitting from a south westerly aspect rear garden extending to 125ft approximately, double garage and off street parking for two cars towards the end of the garden. The property has a feature open plan kitchen/family room and also offers a downstairs shower. All looks onto an attractive communal green to the front and Banstead Village is within easy walking distance. SOLE AGENTS

Offers In Excess Of £685,000 - Freehold



ENTRANCE PORCH

1.96m x 0.64m (6'5 x 2'1)

Replacement front door with window to the side. Lighting and quarry tiled floor. Giving access to an:

ORIGINAL FRONT DOOR

With stain glass leaded window and further stained glass leaded light window to the side, giving access through to:

ENTRANCE HALL

4.57m x 1.85m (15'0 x 6'1)

Stairs rising to the first floor with attractive balustrade. Understairs storage cupboard. Wood effect flooring. Concealed radiator. Thermostat for the gas central heating. Downlighters.

DOWNSTAIRS SHOWER ROOM

2.06m x 1.75m (6'9 x 5'9)

Fully enclosed shower cubicle. Obscured glazed window to side. Fully tiled walls and tiled floor. Radiator. Wash hand basin with mixer tap. Low level WC with concealed cistern. Mirrored cabinet with inset lighting. Wall mounted extractor. Downlighters.

LOUNGE

3.71m x 4.14m (12'2 x 13'7)

Attractive window to the front which returns also to the side with fitted blinds. Picture rail. Radiator.

OPEN PLAN KITCHEN/FAMILY ROOM/DINING ROOM

6.40m x 5.59m maximum (21'0 x 18'4 maximum)

Sliding patio doors to the rear enjoying a pleasant outlook over the rear garden. The kitchen is fitted to a high standard comprising of high gloss work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral dishwasher and breakfast bar. There is a fitted oven and grill with a microwave oven above. Surface mounted four ring induction hob with extractor above. A comprehensive range of eye level cupboards with underlighting. Part tiled walls. There is wood effect flooring. To the room there are two built in storage cupboards. 2 x radiators. Log burner. Downlighters. Doorway providing access through to:

UTILITY ROOM

2.31m x 4.57m (7'7 x 15'0)

A further run of work surface with spaces for washing machine, tumble dryer and an American style fridge freezer. Velux window. Connecting part glazed door and window to the rear. Radiator. Tiled floor.

STUDY/BEDROOM FOUR

2.44m x 3.84m (8'0 x 12'7)

Window to front with fitted blind. Wood effect flooring. Radiator.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Obscured glazed stain glass window to the side. Access to loft void.

BEDROOM ONE

4.14m x 3.51m (13'7 x 11'6)

Measured into an attractive bay window to the front with fitted blinds enjoying a pleasant outlook over the communal green. Radiator. Picture rail.

BEDROOM TWO

3.68m x 3.43m (12'1 x 11'3)

The measurement includes the fitted wardrobes. Window to rear with fitted blinds. Radiator. Picture rail. Built in bedroom furniture comprising of fitted wardrobe, storage shelves and drawers.

BEDROOM THREE

2.31m x 1.96m (7'7 x 6'5)

Oriel bay window to the front with fitted blinds. Picture rail. Radiator.

BATHROOM

Panel bath with independent shower above. Wash hand basin with mixer tap. Linen cupboard with shelving also housing the gas central heating boiler. Low level WC. Heated radiator/towel rail combination. Obscured glazed window to the side and rear both with fitted blinds. Downlighters.

OUTSIDE

FRONT

There is a pathway with recessed lighting which provides access to the front door with areas of lawn either side flanked by flower and shrub borders. There is a low rising brick wall marking the front boundary. The property enjoys a corner plot located with a fine outlook over the communal green.

SOUTH WESTERLY REAR GARDEN

38.18 approximately (125'3" approximately)

There is a decked area expanding the immediate rear of the property with outside lighting and outside tap. There are steps up to the remainder of the garden which is largely laid to lawn flanked by mature flower/shrub borders and some mature trees. There is further small decked area with lighting and a small wooden garden shed. There is a pathway which continues to the top of the garden where there is a further area of level lawn with an area laid to slate chippings. Log storage area. The garden has a useful access via wooden garden gate which gives access to the:

PARKING AREA

Providing off street parking for two vehicles.

DOUBLE GARAGE/WORKSHOP

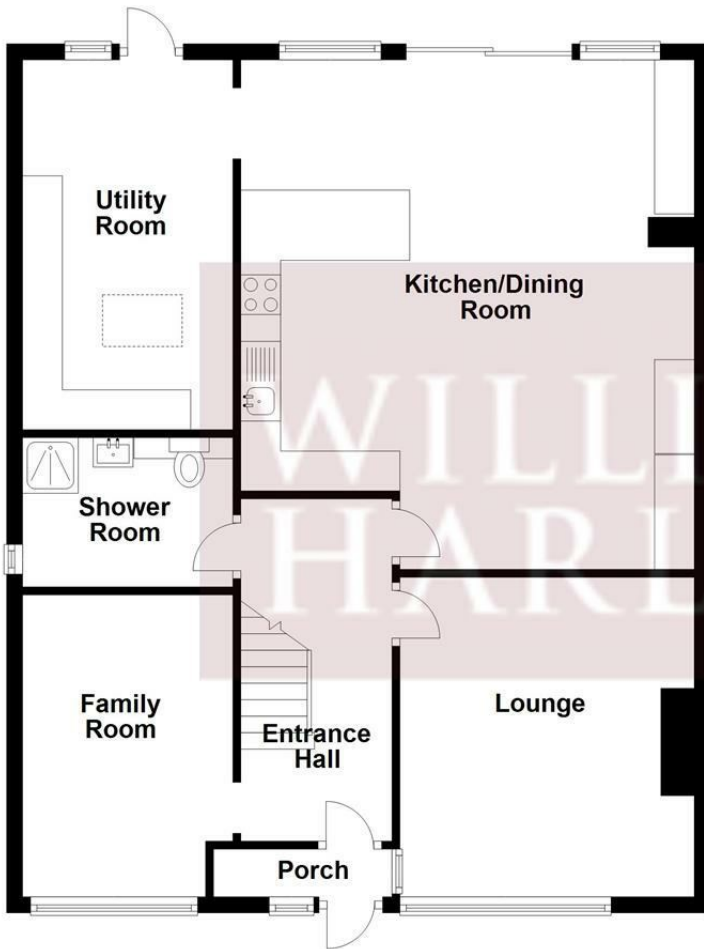
5.23m x 7.47m (17'2 x 24'6)

All is accessed via electric up and over door to the front. All is under a pitch tiled roof providing useful storage and all has power and lighting. Window to rear and side. Connecting door to the side.



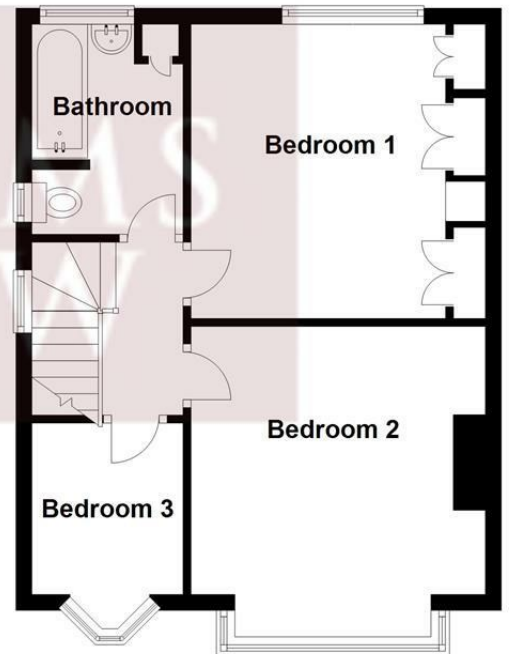
Ground Floor

Approx. 88.6 sq. metres (953.3 sq. feet)



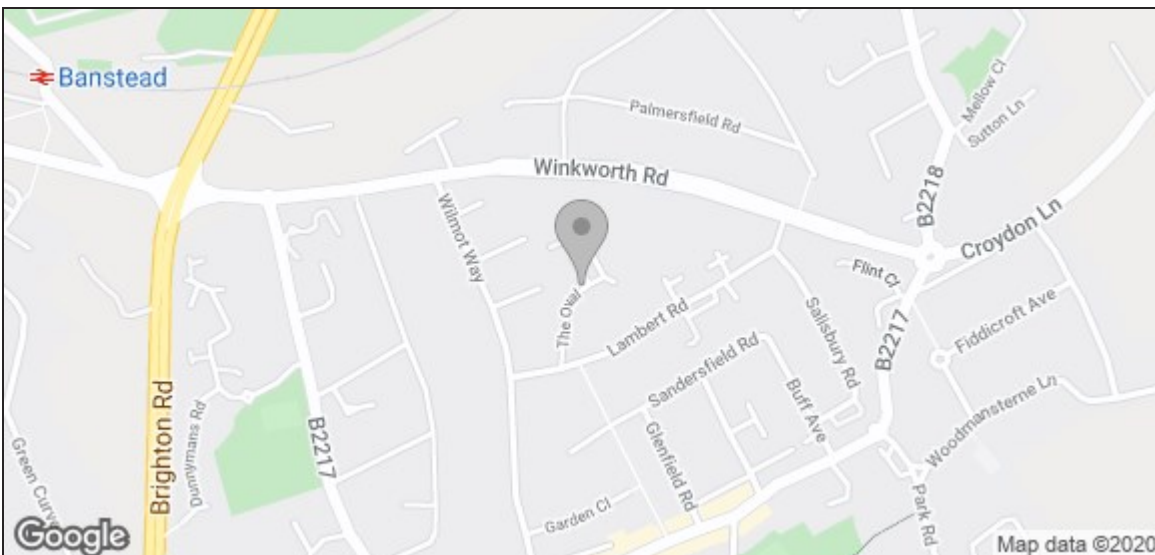
First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 130.1 sq. metres (1400.3 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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