

Rectory Lane Banstead, Surrey SM7 3PE

An opportunity to acquire a sympathetically extended three double bedroom semi detached house with first floor box room / cot room, located in a popular semi rural position. Excellently served by good local schools, local shops and mainline stations. The property also has an additional box room to the first floor and en-suite facilities to the master bedroom. There is a sizeable rear garden with office. **SOLE AGENTS**

£539,000 - Freehold



FRONT DOOR

Replacement front door under pitch canopy with window to side, giving access through to:

ENTRANCE HALLWAY

3.66m x 1.85m (12'0 x 6'1)

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

LOUNGE

3.30m x 6.78m (10'10 x 22'3)

Measured into an attractive bay window to the front. Wood effect flooring. 2 x radiators. Picture rail. Wall lights. Fireplace feature with wooden mantle and wrought iron inner and inset gas flame effect fire and tiled hearth.

KITCHEN

2.62m x 3.10m (8'7 x 10'2)

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space for dishwasher. Fitted oven and grill. Surface mounted four ring electric hob with chimney extractor above. Space for upright fridge freezer. Eye level cupboards and display cabinet. Part glazed door to the rear. Large utility cupboard under the stairs with shelving and obscured glazed window to side with space and plumbing for washing machine.

DINING ROOM

3.73m x 3.66m (12'3 x 12'0)

Double aspect room with double opening french doors to the rear with windows either side enjoying a pleasant outlook over the rear garden. Further window to the side. Continuation of the wooden flooring. 2 x concealed radiators.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with window to the side. Stairs rising to the second floor.

BEDROOM THREE

3.35m x 3.05m (11'0 x 10'0)

Window to rear. Radiator. Cupboard housing the gas central heating boiler.

BEDROOM TWO

2.64m x 3.66m (8'8 x 12'0)

Measured into an attractive bay window to the front with fine views. Radiator. 2 x ranges of built in wardrobes.

BOX ROOM

1.70m x 1.85m (5'7 x 6'1)

Window to front with fine views. Radiator.

BATHROOM

Fully tiled walls. White suite. Panel bath with mixer tap and independent shower above the bath with glass shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Tiled floor. Heated towel rail. Wall mounted extractor.

SECOND FLOOR ACCOMMODATION

SMALL LANDING AREA

Reached by a turn staircase. Window to the side.

MASTER BEDROOM

4.27m x 2.67m (14'0 x 8'9)

2 x velux windows to front and further window to the rear. Access to eaves storage. Built in bedroom furniture comprising of fitted wardrobes. Radiator. Downlighters.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted controls. Ceiling mounted extractor. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Obscured glazed window to the rear. Fully tiled walls and tiled floor. Heated towel rail. Downlighters.

OUTSIDE

FRONT

There is a well laid herringbone brick driveway suitable for parking two vehicles off street. The pathway continues with steps up to the front door and there is also a wrought iron balustrade. There is a shared driveway to the side of the property and via a wooden garden gate gives access to the:

LANDSCAPED REAR GARDEN

24.38m length approximately (80'0 length approximately)

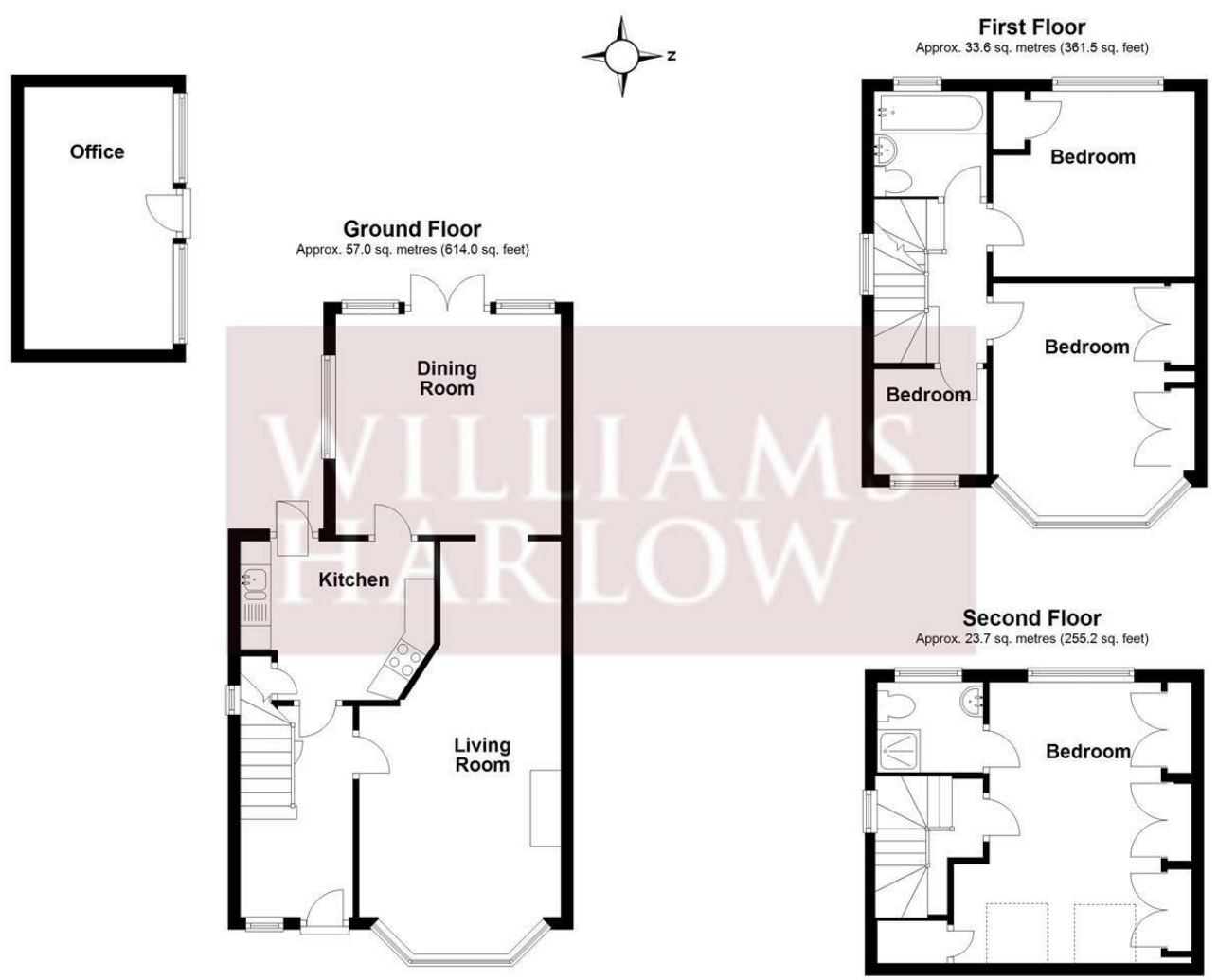
There is a patio immediately to the rear which is both accessible from the dining room and kitchen. The patio is at two levels. There is outside lighting and a low rising brick retaining wall. There are steps up to the remainder of the garden which is laid to well manicured level lawn with a stepping stone pathway which gives access to a summer house/shed at the end of the garden. There are various flower/shrub borders and some mature trees. The garden enjoys a good degree of privacy.

OUTDOOR OFFICE

2.44m x 4.27m (8'0 x 14'0)

Insulation, power and lighting. Access via a glazed door and either side there are full height glazed windows enjoying an outlook across the patio.





Total area: approx. 114.3 sq. metres (1230.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			