

The Oval

Banstead, Surrey SM7 2RA

An opportunity to acquire an immaculately presented three bedroom semi detached home located in this cul-de-sac position, fronting a communal green with an open aspect to the rear overlooking Banstead allotments. This property has been subject to a sizeable rear extension providing an open plan kitchen/breakfast room. Downstairs WC. Gas central heating. Loft conversion potential (STC) Double glazing. SOLE AGENTS

Asking Price £625,000 - Freehold



PORCH

Porch to the front with sliding patio doors, giving access to the:

FRONT DOOR

Solid wood front door with stained glass and matching stained glass windows to either side, giving access through to:

ENTRANCE HALL

4.65m x 1.78m (15'3 x 5'10)

Stairs rising to the first floor with stain glass window to the side. Coving. Concealed radiator. Tiled floor. Understairs storage cupboard.

DOWNSTAIRS WC

Low level WC with concealed cistern. Wash hand basin with mixer tap and tiled splashback. Continuation of matching tiled flooring. Downlighter.

LOUNGE

4.09m x 3.71m (13'5 x 12'2)

Measured into an attractive bay window to the front. Solid wood oak distressed wood flooring. Radiator. Coving. Dado rail. Fireplace feature with wooden mantle with inset wrought iron inner suitable for an open fire and all is set on a slate hearth.

REAR RECEPTION ROOM

3.28m x 3.68m (10'9 x 12'1)

Concealed radiator. Coving. Tiled flooring. Archway opening through to:

'L' SHAPED KITCHEN/BREAKFAST ROOM

5.23m x 5.59m (17'2 x 18'4)

Well fitted with a high quality range of wall and base units comprising of 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. There is a full height cupboard. Integral fridge and integral freezer. Space and plumbing for washing machine, tumble dryer and dishwasher. Surface mounted four ring induction hob with contemporary extractor above. Fitted double oven and grill. Range of eye level cupboards incorporating a microwave. Tiled flooring. Downlighters. Window to the side and rear. Breakfast bar. Opening through to the:

BREAKFAST AREA

Sliding patio doors enjoying a pleasant outlook over the rear garden and downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

New stair and landing carpet. Access to loft void. Stain glass window to the side.

BEDROOM ONE

4.27m x 3.18m (14'0 x 10'5)

Window to front enjoying a pleasant outlook over the communal green. There is a comprehensive range of built in bedroom furniture comprises of fitted wardrobes and storage cupboards. Downlighters. Carpet.

BEDROOM TWO

3.43m x 3.71m (11'3 x 12'2)

Window to rear. Radiator. Carpet.

BEDROOM THREE

2.34m x 1.93m (7'8 x 6'4)

Oriel bay window to front. Radiator. Carpet.

BATHROOM

Re-fitted to high standard comprising of a panel corner bath with wall mounted mixer control and an independent shower above the bath and glass shower screen. Wash hand basin with mixer tap and vanity drawer below. Low level WC with concealed cistern. Heated towel rail. Wood effect flooring. Obscured glazed window to the rear. Linen cupboard housing insulated cylinder with time clock and switch gear. Further full height cabinet. Downlighters. Part tiled walls.

OUTSIDE

FRONT

There is a provision for off street parking for two vehicles. There is an ornamental wall with an inset planter. Well stocked flower and shrubs. Here you can access the property's front door and there is a shared driveway to the side of the property. A wooden side gate gives access to the:

REAR GARDEN

16.63 x 7.49 approximately (54'6" x 24'6" approximately)
Tastefully landscaped by the present owner comprising of a Indian sandstone patio immediately to the rear benefitting from outside lighting. There is a low brick retaining wall which gives way to a path laid to Indian sandstone providing access to the end of the garden. There is a wooden summer house and a wooden shed behind. Various flower/shrub borders and some mature trees and an immaculate lawn.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL APPROXIMATE FLOOR AREA 1077 SQ.FT. (100.1 SQ.M.)

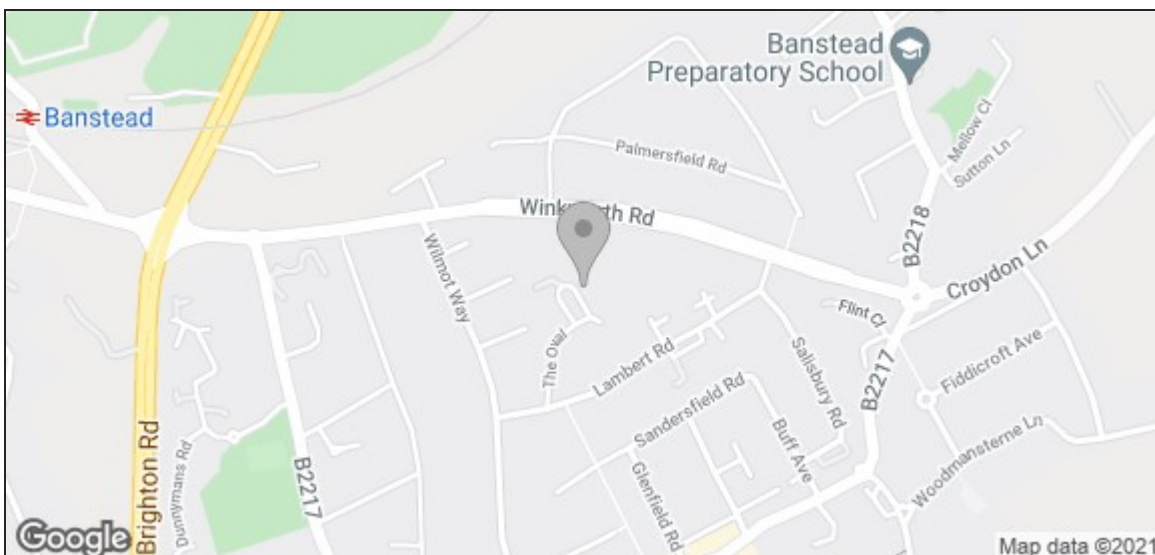
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KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			