

Clifton Place

Banstead, Surrey SM7 2PQ

An opportunity to acquire 2/3 bedroom semi detached property ideally situated in a Cul-de-Sac position with a southerly aspect within a very short walk of Banstead Village High Street. The property also benefits from having a re-fitted kitchen, gas central heating, replacement double glazing, parking, attached garage and both downstairs bathroom and upstairs WC. SOLE AGENTS. NO ONWARD CHAIN

Asking Price £550,000 - Freehold



FRONT DOOR

Replacement front door with fantail window in entrance recess with outside light, giving access through to:

ENTRANCE PORCH

1.52m x 1.04m (5'0 x 3'5)

Cupboard with shelving, hanging and electricity consumer unit. Radiator. Part glazed door giving access through to:

INNER ENTRANCE HALL

1.75m x 4.47m maximum dimensions (5'9 x 14'8 maximum dimensions)

Under skylight window. Radiator. Thermostat for the gas central heating.

'L' SHAPED LOUNGE/DINING ROOM

5.64m x 4.70m (18'6 x 15'5)

Full height large window to front. Further window to front. 2 x radiators. Coving. Wall lights. Ceiling rose.

DINING ROOM/BEDROOM THREE

3.66m x 3.96m (12'0 x 13'0)

Double opening french doors with windows either side enjoying a pleasant outlook over the rear garden. Radiator. Coving. 2 x built in wardrobes with further storage above. Coving. This room is currently used as the dining room by the present owners.

RE-FITTED KITCHEN

Well fitted with a modern range of wall and base units comprising of wood fronted units. There is a sink drainer with mixer tap. Slimline dishwasher. Fitted oven and grill with microwave above. Integral fridge and integral freezer. A comprehensive range of eye level cupboards, one of which houses the recently installed gas central heating combination boiler. Window to rear. Part tiled walls and tile effect flooring. Full height storage cupboard with shelving. Doorway providing access through to:

REAR LOBBY

1.02m x 1.37m (3'4 x 4'6)

Part glazed door connecting to the rear garden and doorway connecting to the:

ATTACHED GARAGE

2.67m x 6.63m (8'9 x 21'9)

Recent installed electronically controlled roller door to the front. Wall mounted gas and electric meters. Window to the rear. This garage connects to the rear lobby. Towards the rear of the garage there is space and plumbing for domestic appliances. The garage has power and lighting.

BATHROOM

1.68m x 1.85m (5'6 x 6'1)

White suite. Panel bath with mixer tap and shower attachment.

Wash hand basin with vanity cupboards below. Low level WC. Part tiled walls and tile effect flooring. Radiator. Wall mounted extractor. Skylight window.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Access to loft void.

BEDROOM ONE

3.61m x 3.66m (11'10 x 12'0)

Window to rear. Fitted wardrobes with sliding doors. Coving. Radiator. Generous overstairs storage cupboard.

BEDROOM TWO

2.39m x 3.66m (7'10 x 12'0)

Measured into a comprehensive range of built in wardrobes with sliding doors providing useful hanging and storage. Window to front. Radiator.

SEPARATE WC

Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Obscured glazed window to the side. Part tiled walls. Radiator. This room potentially could be converted into a shower room with adaption, consents may apply.

OUTSIDE

FRONT

There is a paved area to the front providing off street parking for one vehicle on a herringbone brick driveway. This gives way to a path providing access to the front door and also extends to the front of the property. The remainder of the garden is laid to well manicured lawn.

SOUTHERLY ASPECT REAR GARDEN

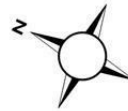
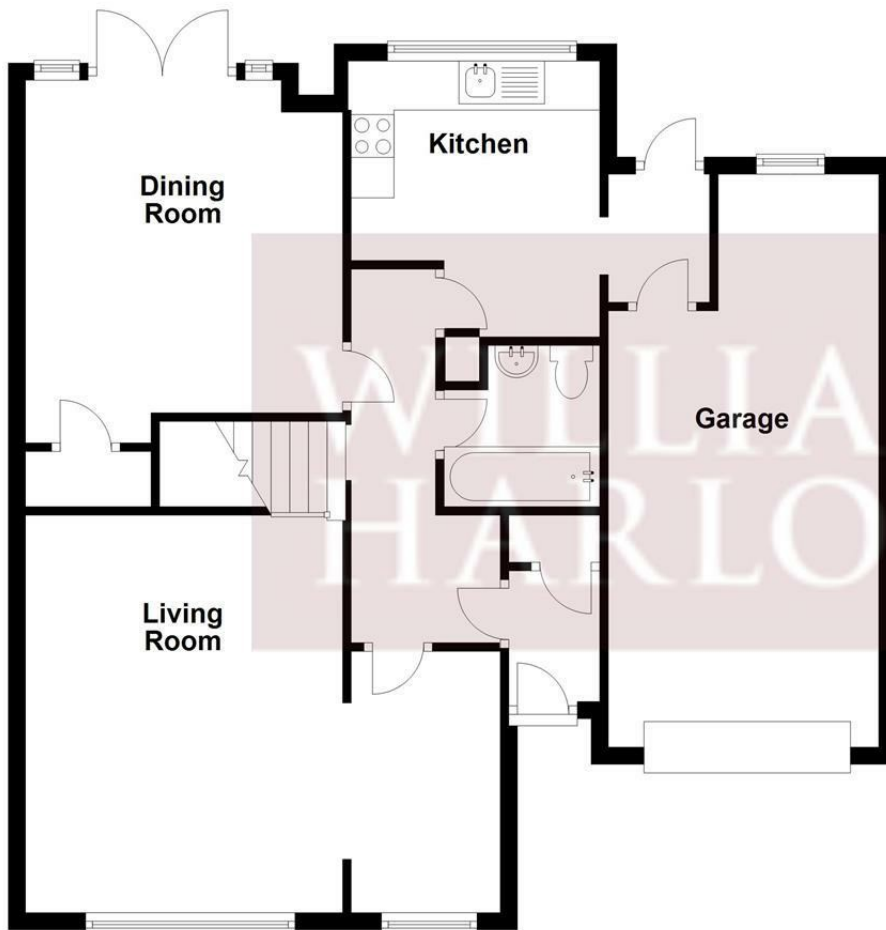
10.67m length approximately (35'0 length approximately)

There is a patio immediately to the rear. The central area of the garden is laid to level lawn flanked by mature flower/shrub borders. There is a further raised patio towards the end of the garden with a small wooden garden shed. There is good fencing on all borders. The garden enjoys a southerly aspect.



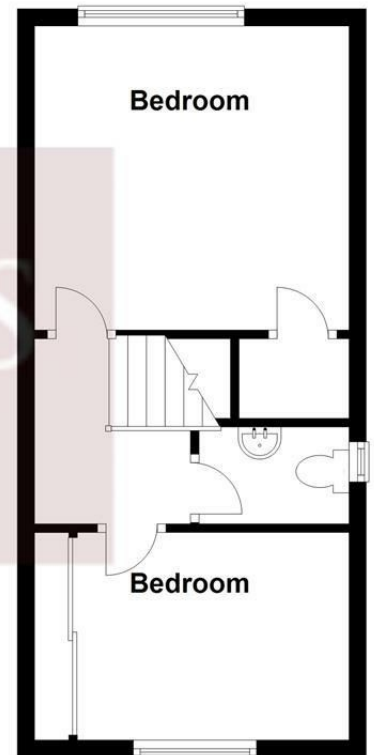
Ground Floor

Main area: approx. 64.7 sq. metres (696.3 sq. feet)
Plus garages, approx. 19.1 sq. metres (205.5 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



Main area: Approx. 95.3 sq. metres (1026.1 sq. feet)
Plus garages, approx. 19.1 sq. metres (205.5 sq. feet)



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		
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		
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