




HENLEY HOMES

27 The Tracery | Banstead
Surrey | SM7 3DD |



HENLEY HOMES ESTATE AGENT - A fantastic opportunity to purchase a three bedroom terraced house situated within a highly sought after village location with outstanding views across the Lady Neville Recreation grounds. This leasehold property is being offered with no ongoing chain and also comes with a garage and an outbuilding. The property is within easy walking distance to the local shops which includes Marks & Spencer Simply Food and Waitrose supermarket as well as an excellent choice of local independent shops. This area is renowned for its choice of excellent schooling and access to the open spaces of Banstead Woods. There are bus services from the village to neighbouring towns including Epsom and Sutton. The A217 is easily accessed and provides an arterial route to the M25 at Junction 8 (Reigate).

Kitchen 9' 10" x 8' 5" (2.99m x 2.56m)

Rear aspect with door leading into the garden, part tiled walls, electric oven, gas hob, high and low level storage.

Sitting / Dining Room 25' 6" x 19' 8" (7.77m x 5.99m)

Double aspect with patio doors at the rear leading into the garden.

Cloakroom 7' 2" x 7' 2" (2.18m x 2.18m)

Front aspect, wash hand basin on pedestal, low level WC.





Bedroom 1 13' 6" x 12' 4" (4.11m x 3.76m)
Front aspect, built in wardrobes.

Bedroom 2 14' 7" x 12' 1" (4.44m x 3.68m)
Rear aspect, built in wardrobes.

Bedroom 3 11' 1" x 7' 3" (3.38m x 2.21m)
Front aspect, built in wardrobes.

Bathroom 7' 5" x 7' 0" (2.26m x 2.13m)
Rear aspect, low level WC, wash hand basin, heated towel rail, ceramic tiled walls, bath with hand held shower attachment.

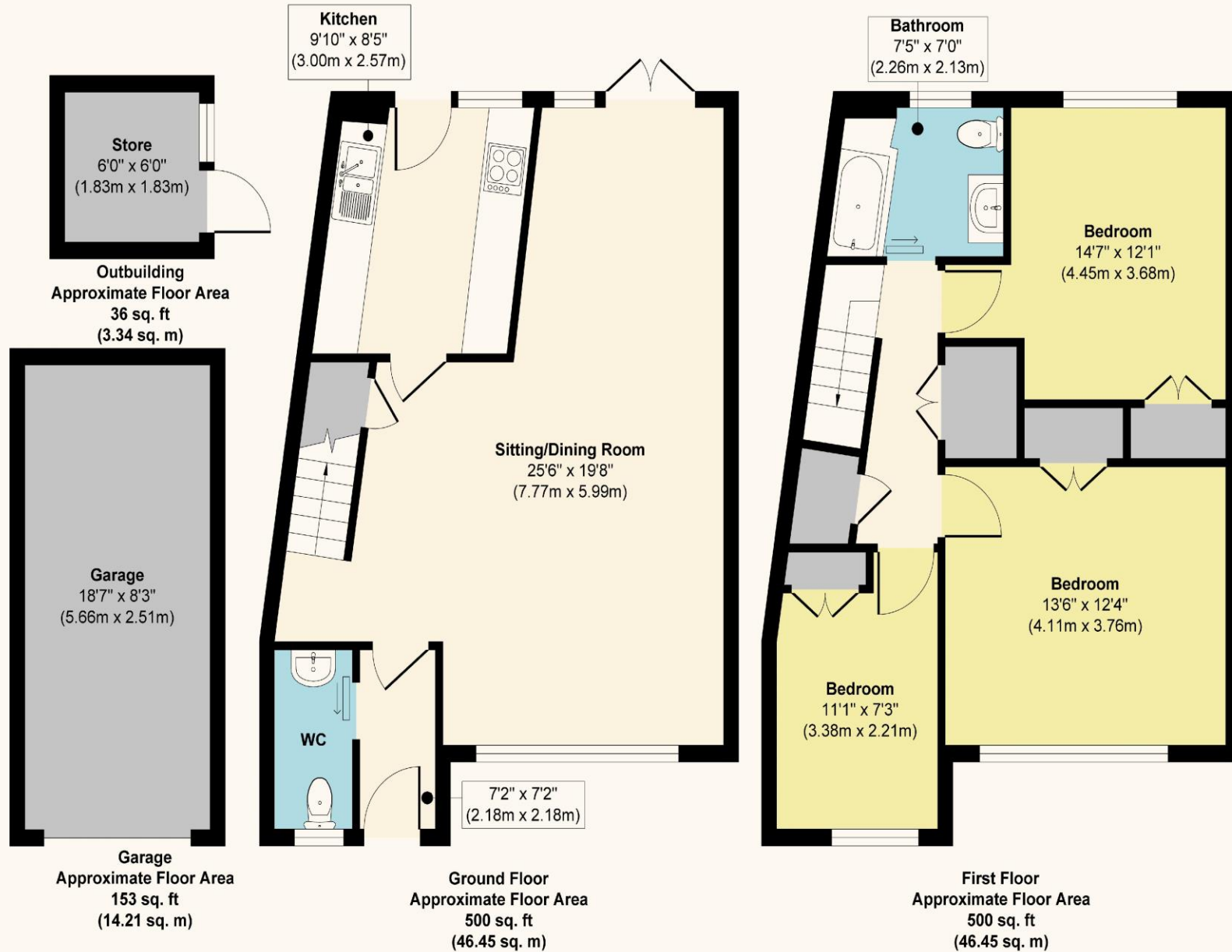


Store 6' 0" x 6' 0" (1.83m x 1.83m)
Outbuilding housing the white goods.

Garage 18' 7" x 8' 3" (5.66m x 2.51m)



The Tracery SM7



Approx. Gross Internal Floor Area 1000 sq. ft / 92.90 sq. m
Approx. Gross Internal Garage & Outbuilding Area 189 sq. ft / 17.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.