




HENLEY HOMES

153 Banstead Road | Banstead
Surrey | SM7 1QH |



HENLEY HOMES ESTATE AGENT - Situated on this prestigious road, this detached family home has plenty of scope for extension (stpp). This property is being offered to the market with no ongoing chain. The property has four bedrooms, one being located on the ground floor, with a shower room opposite, the ground floor also has a large kitchen/diner with bifold doors leading into the garden, family room, home office and triple aspect sitting room. Upstairs boasts three generous sized bedrooms, two bathrooms, one being en-suite. The rear garden is low maintenance with mature trees and shrubs, the front drive can house multiple cars. Banstead and Ewell East Stations are both easily accessible as is Banstead and Cheam Village.

Entrance Hall 17' 5" x 6' 2" (5.30m x 1.88m)

Solid wood parquet flooring.

Kitchen / Dining Room 27' 3" x 23' 10" (8.30m x 7.26m)

Double aspect, natural stone tiled floor, granite work surface, integrated fridge/freezer, high and low level storage, gas rangemaster style cooker, extractor hood, wine cooler, integrated dishwasher, bifold doors leading to garden and composite decking area, skylight.

Shower Room 4' 7" x 4' 2" (1.40m x 1.27m)

Low level WC, tiled walls and flooring, wash hand basin on vanity unit, corner shower unit with hand held shower attachment.

Store Room

Housing washing machine and tumble dryer.





Sitting Room 17' 6" x 11' 10" (5.33m x 3.60m)
Triple aspect, solid wood parquet flooring, working electric fire, marble surround and hearth.



Family Room 17' 4" x 11' 1" (5.28m x 3.38m)
Leading off the kitchen.

Home Office 12' 1" x 11' 9" (3.68m x 3.58m)
Triple aspect, solid wood parquet flooring.

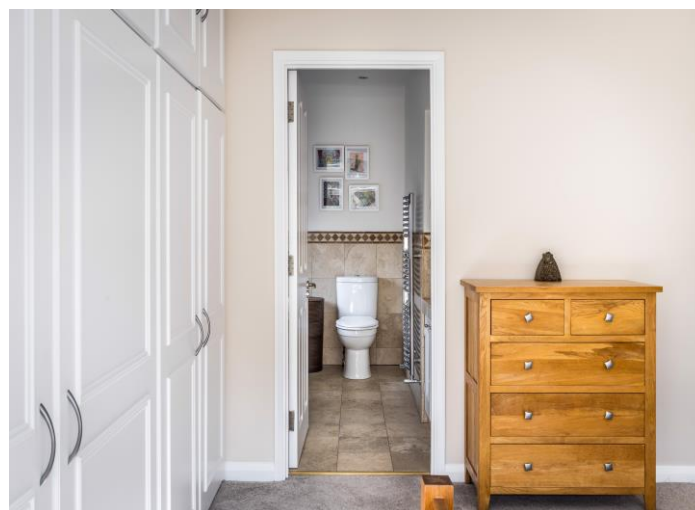




Bedroom 1 13' 9" x 12' 0" (4.19m x 3.65m)
Front aspect, fitted wardrobes.

En-suite

Side aspect, free standing roll top bath with hand held shower attachment, ceramic tiled stone floor, heated towel rail, wash hand basin on vanity unit, low level WC, part tiled walls.



Bedroom 2 11' 9" x 8' 8" (3.58m x 2.64m)
Rear aspect, fitted wardrobes.

Bedroom 3 11' 9" x 8' 5" (3.58m x 2.56m)
Front aspect, fitted wardrobes.

Bedroom 4 11' 1" x 8' 10" (3.38m x 2.69m)
Rear aspect (located on ground floor).

Shower Room 5' 8" x 5' 3" (1.73m x 1.60m)
Rear aspect, wash hand basin on vanity unit, low level
WC, corner shower unit with a rainwater shower head
and separate hand held attachment.





Garage 19' 0" x 11' 3" (5.79m x 3.43m)

Garden 112' 0" x 50' 0" (34.11m x 15.23m)
Laid to lawn with mature trees and plants, storage shed,
large composite patio.





Banstead Road, SM7

Approximate Gross Internal Area = 163.23 sq m / 1757 sq ft
Garage = 21.55 sq m / 232 sq ft
Total = 184.78 sq m / 1989 sq ft

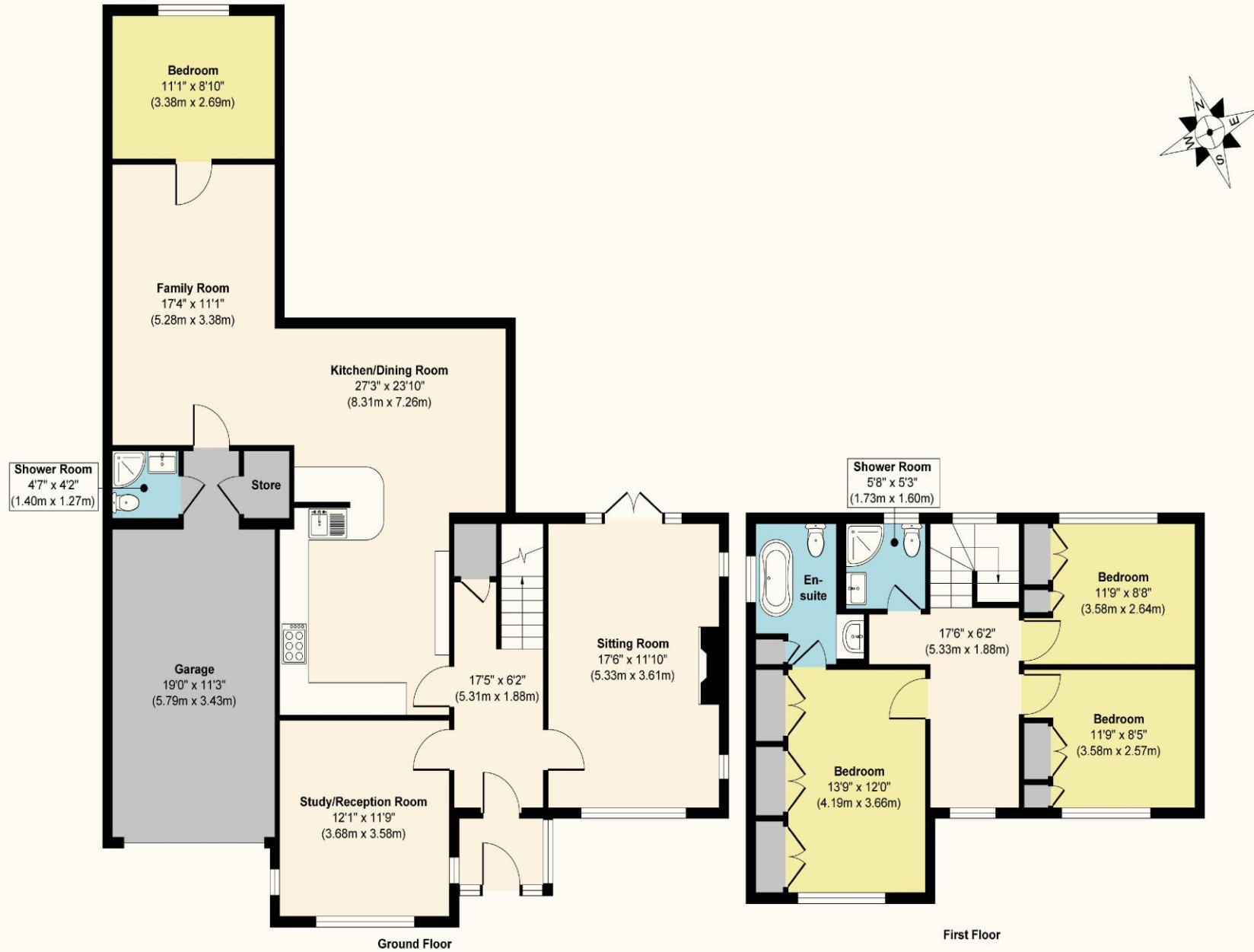



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.



HENLEY HOMES

0203 873 2700

info@henleyhomes.agency | www.henleyhomes.agency