




HENLEY HOMES

38 Parkwood View | Banstead

Surrey | SM7 1JH |



Situated in a quiet residential road in one of the popular areas of Banstead. This property has huge potential for extension subject to planning permission. A great purchase for a growing family, the house currently has a good sized kitchen and sitting room, with 3 good sized bedrooms upstairs. The property is within walking distance to local shops and Banstead train station. Viewing is highly recommended.

Kitchen 11' 9" x 9' 9" (3.58m x 2.97m)

Rear aspect, door leading onto patio, space for washing machine, high and low level storage, tiled floor and ceramic tiled walls, space for fridge freezer and free standing cooker, breakfast sitting area.

Sitting Room 18' 9" x 15' 5" (5.71m x 4.70m)

Double aspect, large bay window.

Cloakroom

Rear aspect, low level WC, wall mounted wash hand basin.





Bedroom 1 13' 7" x 10' 3" (4.14m x 3.12m)
Front aspect, fitted wardrobes with high and low level storage with built in vanity unit.

Bedroom 2 10' 0" x 9' 5" (3.05m x 2.87m)
Rear aspect, fitted wardrobes.

Bedroom 3 9' 6" x 8' 2" (2.89m x 2.49m)
Double aspect, fitted storage and vanity bench.

Bathroom 9' 0" x 5' 4" (2.74m x 1.62m)
Double aspect, bath with shower attachment, ceramic tiled walls, wash hand basin on pedestal, low level WC, shower cubicle with hand held attachment.

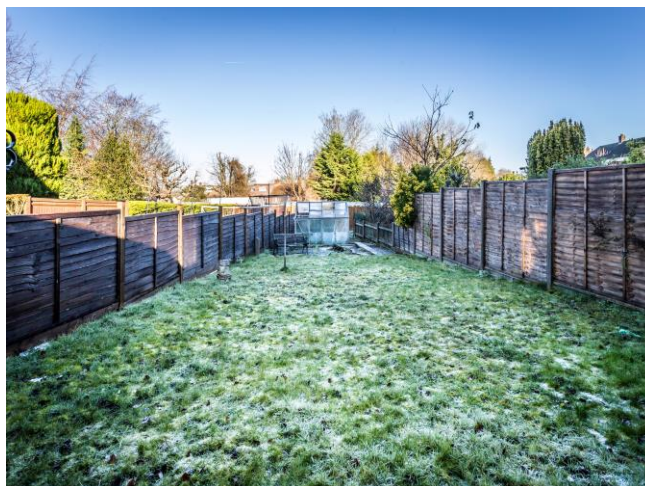


Outdoor Store 13' 4" x 5' 6" (4.06m x 1.68m)

Outside Store 2 6' 0" x 3' 0" (1.83m x 0.91m)

Garden

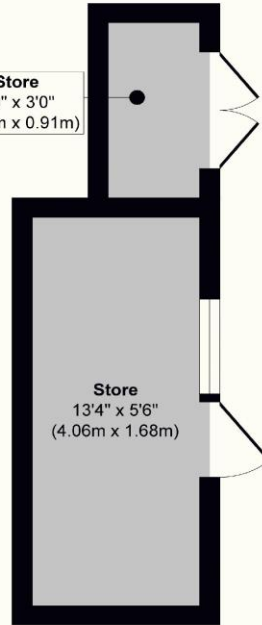
Overall plot size of just over 4,800 sq ft.



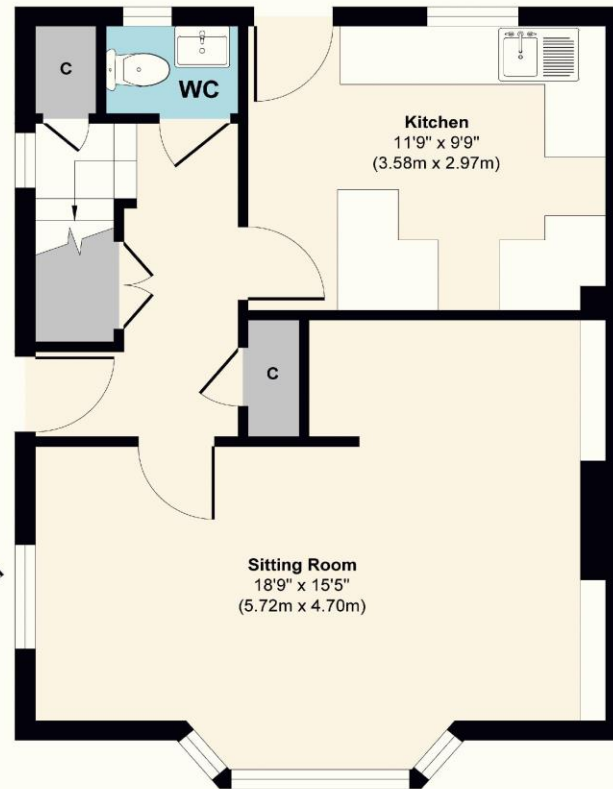
Parkwood View SM7



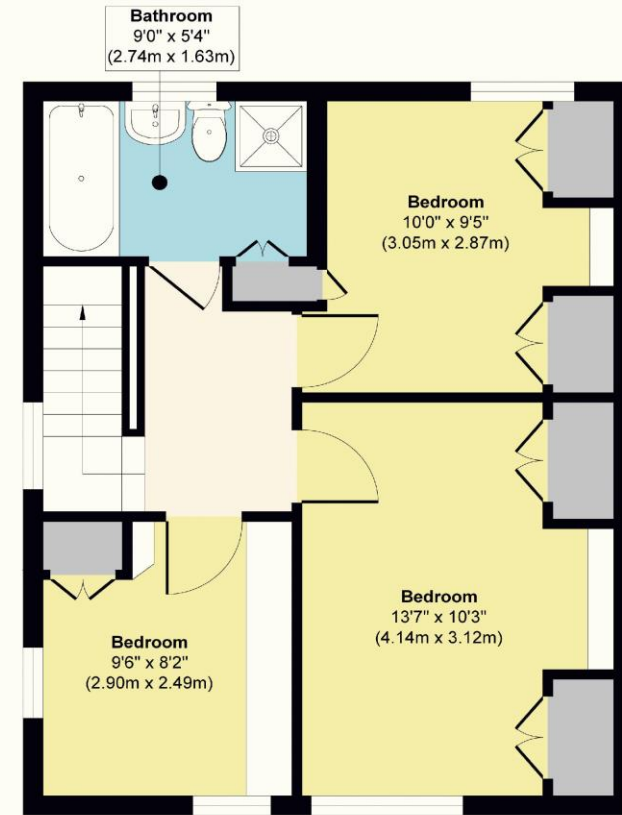
Store
6'0" x 3'0"
(1.83m x 0.91m)



Outbuilding
Approximate Floor Area
93 sq. ft
(8.63 sq. m)



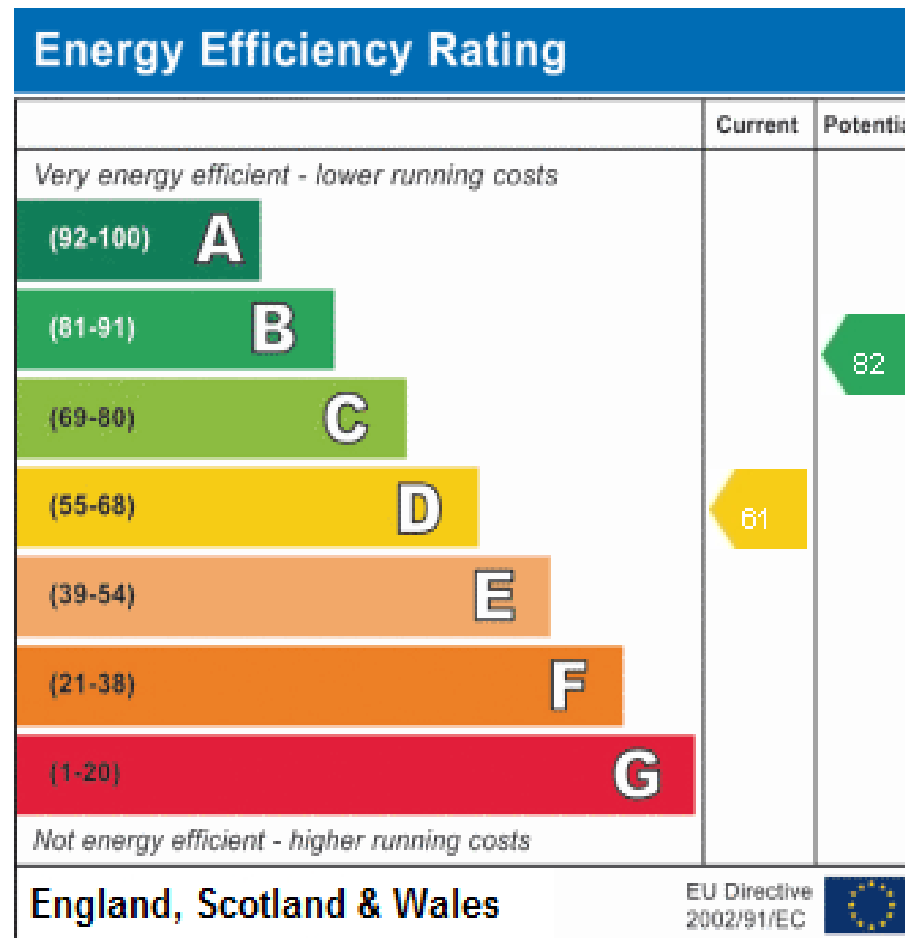
Ground Floor
Approximate Floor Area
459 sq. ft
(42.64 sq. m)



First Floor
Approximate Floor Area
446 sq. ft
(41.43 sq. m)

Approx. Gross Internal Floor Area 905 sq. ft / 84.07 sq. m
Approx. Gross Internal Floor Area 93 sq. ft / 8.63 sq. m

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



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.



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