

**WILLIAMS  
HARLOW**

Banstead Office  
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk  
www.williamsharlow.co.uk

## Buff Avenue Banstead, Surrey SM7 2DW

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a substantial semi detached property which has been the subject of improvement, however, there is finishing to be completed by consented extension both to the side, being double storey and also to the rear. The property is located in a central position within a very short walk of Banstead Village and offers off street parking for two vehicles. Gas central heating. Double glazing. **SOLE AGENTS**

Asking Price £675,000 - Freehold



## FRONT DOOR

Under recessed canopy with outside light, quarry tiled floor, giving access through to:

## ENTRANCE HALLWAY

3.78m x 1.93m (12'5 x 6'4)

Stairs to the first floor. Alarm control panel. Hive heating control. Picture rail. Large understairs storage cupboard. Wood effect flooring. Radiator.

## DINING ROOM

4.45m x 3.96m (14'7 x 13'0)

Measured into the bay window to the front. Radiator. Coving. Original wood block flooring.

## LOUNGE

4.57m x 3.76m (15'0 x 12'4)

French doors with windows either side overlooking the rear garden. Original wooden flooring. Radiator. Fireplace feature. Picture rail.

## KITCHEN

Roll edge work surfaces. Sink drainer with mixer tap. A comprehensive range of cupboards and drawers below with space for various domestic appliances. A range of eye level cupboards. Window to the rear. Connecting door to the rear. Understairs storage cupboard suitable for domestic appliances.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase with obscured glazed window to the side. Access to loft.

### BEDROOM ONE

4.93m x 3.66m (16'2 x 12'0)

Measured into an attractive bay window to the front. Radiator. Exposed wooden flooring.

### BEDROOM TWO

4.37m x 3.66m (14'4 x 12'0)

Window to the rear with a pleasant outlook over the rear garden. Radiator. Built in storage cupboards. One of which houses the insulated cylinder.

### BEDROOM THREE

2.31m x 2.64m (7'7 x 8'8)

Window to the front. Radiator. Exposed wooden flooring.

## BATHROOM

White suite. Panel bath with independent shower above the bath. Pedestal wash hand basin. Part tiled walls and tiled floor. Obscured glazed window to the rear. Heated towel rail.

## SEPARATE WC

Low level WC. Obscured glazed window to the side.

## OUTSIDE

## FRONT

There is a driveway providing off street parking for two vehicles.

## SIDE AREA

Footings are laid for a double storey extension.

## REAR GARDEN

24.99m x 10.97m (82 x 36)

A further protection of the side extension and the footings for a single storey extension. The remainder of the garden is laid to lawn with flower/shrub borders. There is a wooden garden shed towards the end of the garden.

## COUNCIL TAX

Reigate and Banstead BAND E £2,732.11 2023/24

## PLANNING PERMISSION

Single storey rear extension along with a double storey side extension with side dormer. As amended on 09/08/2021  
2 Buff Avenue Banstead Surrey SM7 2DW

Ref. No: 21/01848/HHOLD | Validated: Mon 19 Jul 2021 | Status: Decided (Approved)

Proposed conversion and extension of roof void to provide habitable space - rear and side dormer and rooflights  
2 Buff Avenue Banstead Surrey SM7 2DW

Ref. No: 21/01716/CLP | Validated: Wed 23 Jun 2021 | Status: Decided (Permitted Development)

Proposed construction of a first-floor side extension, loft conversion with the formation of a rear-facing dormer, alterations to the existing roof, together with, alterations to the existing ground floor rear extension roof.  
6 Buff Avenue Banstead Surrey SM7 2DW

Ref. No: 21/00349/HHOLD | Validated: Fri 12 Feb 2021 | Status: Decided (Approved)

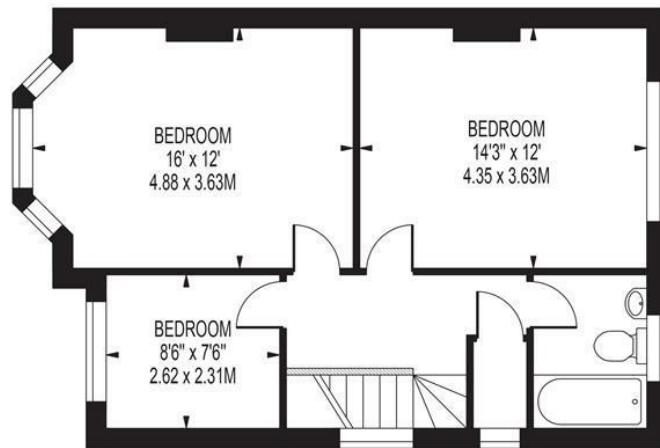


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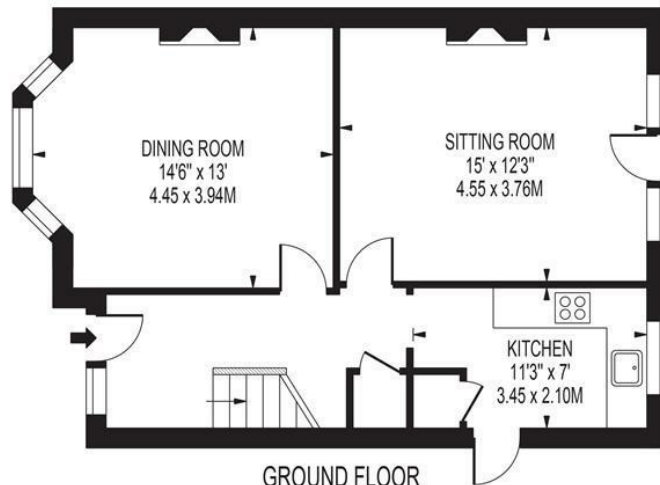
**WILLIAMS  
HARLOW**

**BUFF AVENUE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1112 SQ FT - 103.35 SQ M



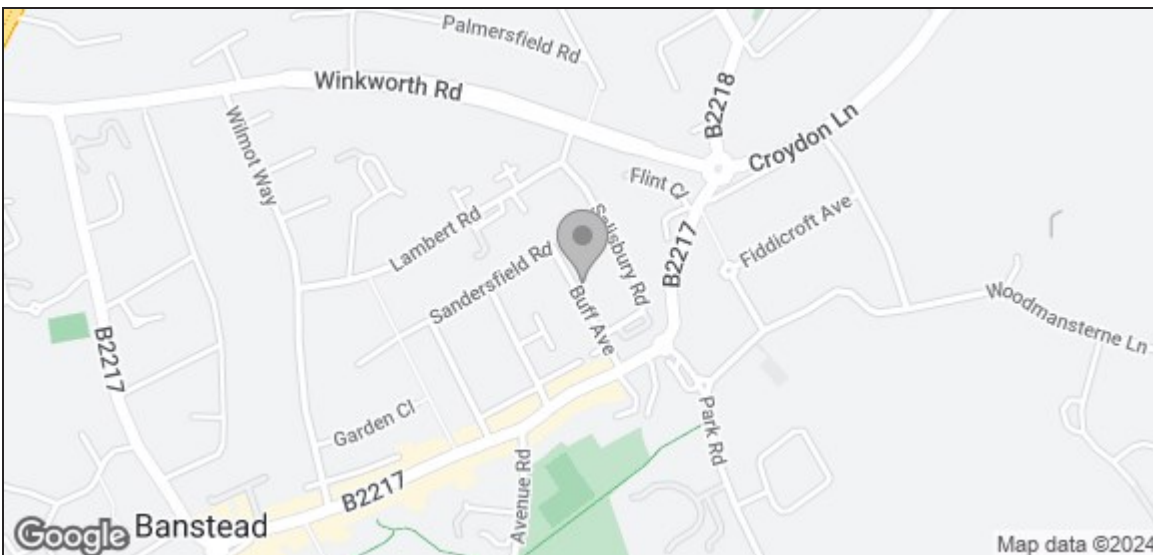
FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		41	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	