

## Beckenshaw Gardens Banstead, SM7 3NB

An opportunity to acquire a well presented two bedroom semi-detached bungalow with lounge/dining room, conservatory, kitchen, utility area and wet room. Externally there is a driveway providing off street parking for 2-3 vehicles, garage and a rear garden. All is located in a cul-de-sac, close to local shops and open countryside. NO CHAIN. SOLE AGENTS

Offers In Excess Of £475,000 - Freehold



## PORCH

Under canopy giving access to the:

## COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25

## FRONT DOOR

Giving access through to the:

## ENTRANCE HALL

Downlighters. Smoke detector. Coving. Loft hatch. Tiled flooring.

## LOUNGE/DINING ROOM

Downlighters. Coving. Wall mounted electric fire. Wooden flooring. Concealed radiator. Double glazed patio doors giving access to the:

## CONSERVATORY

Part wall. Double glazed windows to the side and rear. Double glazed French doors with steps down to a patio area. Radiator. Wood effect flooring.

## KITCHEN

Roll edge work surface incorporating a 1 1/2 stainless steel sink with drainer. Inset four ring gas hob with extractor above. Integrated electric oven. A comprehensive range of cupboards and drawers below the work surface and a range of eye level cupboards. Wall mounted gas central heating boiler. Double glazed window to the side. Part tiled walls and tiled floor. Coving. Downlighters. Radiator. Opening through to the:

## UTILITY AREA

Space for upright fridge freezer and plumbing for a washing machine. Downlighters. Smoke detector. Sliding door leading through to the:

## WET ROOM

Wall mounted power shower. Fully tiled walls and floor drainage system. Low level WC. Wall mounted wash hand basin. Wall mounted mirrored cabinet. 2 x obscured double glazed windows to the rear. Radiator. Extractor. Downlighters.

## BEDROOM ONE

Double glazed window to the front. Radiator. Coving. Downlighters. Fitted wardrobes and fitted chest of drawers with shelving to the side. Wood effect flooring.

## BEDROOM TWO

Double glazed window to the front. Radiator. Coving. Downlighters.

## OUTSIDE

### FRONT

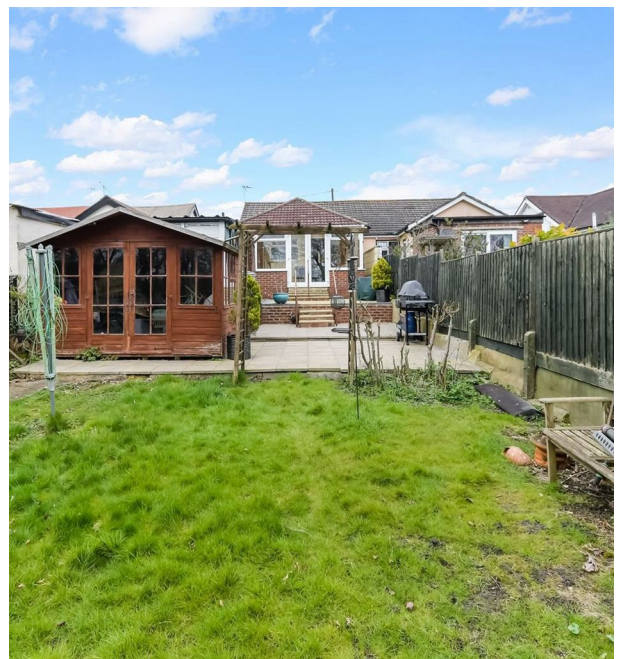
Paved driveway providing off street parking for 2-3 vehicles.

### REAR GARDEN

Immediately to the rear there are steps down to a patio area and further steps down to a second larger patio area. The remainder of the garden is mainly laid to lawn and enjoys a pleasant open outlook to the rear. Garden shed. Outside tap.

### DETACHED GARAGE

Accessed via a metal up and over door.

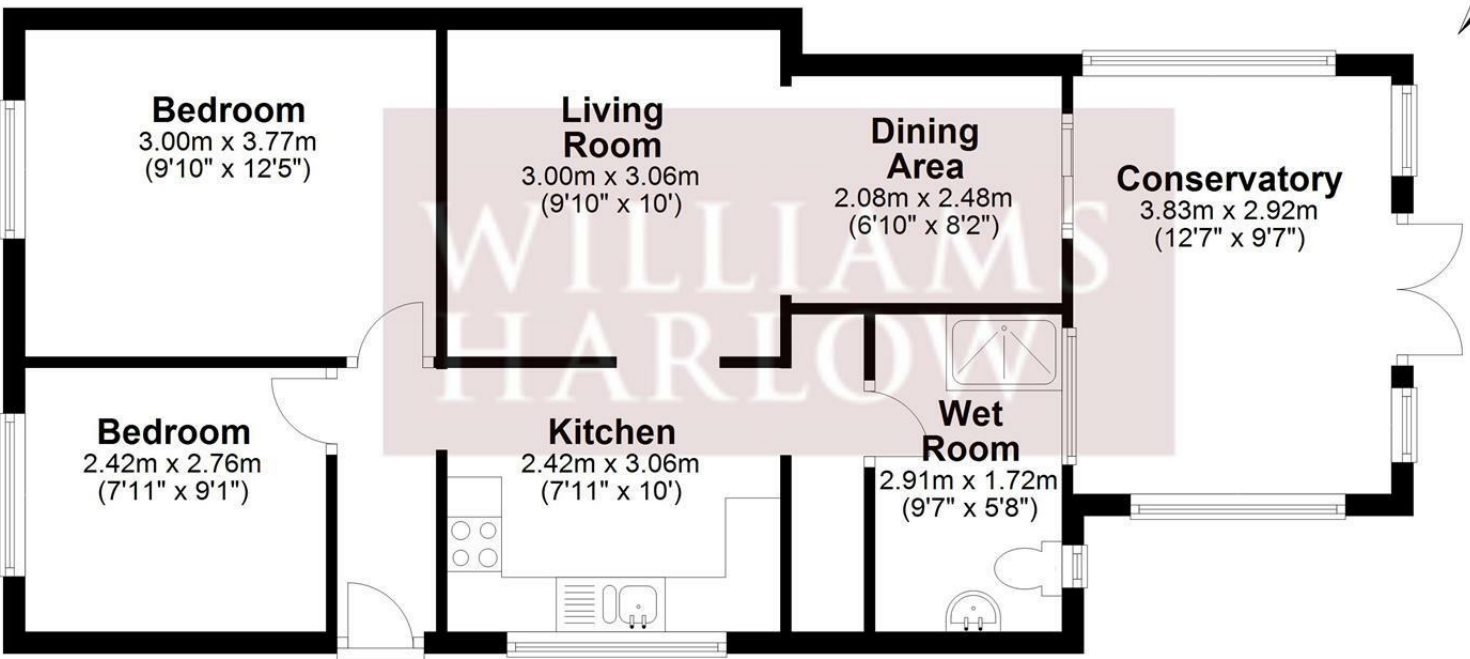
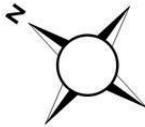


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**WILLIAMS  
HARLOW**

### Ground Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



Total area: approx. 63.0 sq. metres (678.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	