

## Rectory Lane Banstead, Surrey SM7 3PE

An opportunity to acquire an attractive mid 1930's bay fronted, semi detached property fronting open countryside in a semi rural location yet conveniently located for local shops, mainline train stations and excellent local schools. The property has a good size reception room plus additional conservatory to the rear, downstairs WC, three bedrooms, upstairs bathroom, garage, parking for two cars and garden extending to approximately 70 feet. SOLE AGENTS

£515,000 - Freehold



## ENTRANCE PORCH

Accessed via a glazed door to the glazed entrance porch with windows to both front and side. Tile effect flooring. Outside light.

Giving access to the:

## FRONT DOOR

Giving access through to the:

## ENTRANCE HALLWAY

Turn staircase rising to the first floor accommodation. Understairs storage cupboard. Coving. Radiator. Wooden flooring. Wall light.

Doorway providing access through to the:

## LOUNGE/DINING ROOM

The room has an attractive bay window to the front with fine outlook. Radiator. Feature log burner set into a brick hearth with wooden mantle and tiled hearth. Coving. Full height glazed door with windows either side to the rear.

## KITCHEN

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a sink drainer with mixer tap. Space for various domestic appliances. Fitted double oven and grill. Surface mounted four ring halogen hob. 2 x windows to the side. Part tiled walls. Radiator. Coving. Glazed door giving access to the:

## CONSERVATORY

Under a glazed roof with in built storage cupboards to both sides. Sliding patio doors with windows either side overlooking the rear garden. Radiator.

## DOWNSTAIRS WC

Low level WC. Obscured glazed window to the side.

## FIRST FLOOR ACCOMMODATION

### LANDING

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

### BEDROOM ONE

Bay window to front with a countryside outlook. Radiator. Coving. A comprehensive range of built in wardrobes providing useful hanging and storage.

### BEDROOM TWO

Window to the rear. Radiator. Coving. Fitted wardrobes within which there is a further cupboard which houses the gas central heating boiler.

### BEDROOM THREE

Window to the front with countryside outlook. Coving. Radiator.

## BATHROOM

Corner bath with mixer tap, shower attachment and independent shower above the bath with concertina glass screen. Pedestal wash hand basin. Low level WC. Fully tiled walls. Radiator. Obscured glazed window to the rear. Coving.

## OUTSIDE

### FRONT

The front of the property has been hard landscaped with steps providing access to the front door.

### PARKING

There are two allocated parking spaces to the front and a shared driveway to the side of the property which gives access to the:

### SINGLE GARAGE

The garage has been adapted by the present owners where there is a metal up and over door to the front. Power and lighting. Connecting door and window to the side. The garage has been adapted to essentially provide further accommodation as there is a fitted kitchen.

### REAR GARDEN

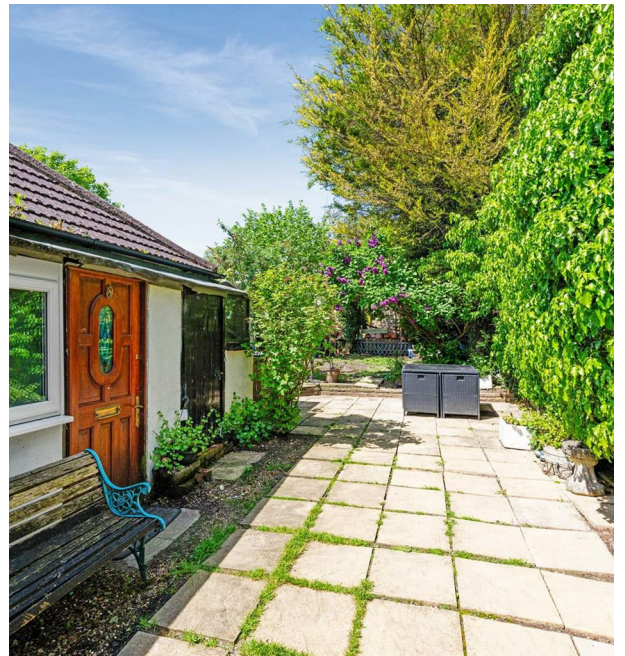
21.34m approximately (70'0 approximately)

There is an expansive patio immediately to the rear of the property. Outside lighting. There are various flower/shrub borders and some mature trees. There is a stepping stone path again with further flower/shrub borders and some mature trees. Towards the end of the garden there is a wooden garden shed. The garden enjoys a good degree of privacy.

### COUNCIL TAX

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

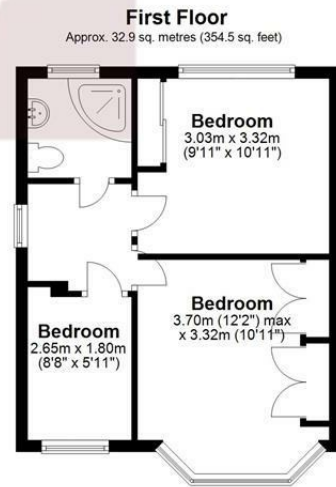




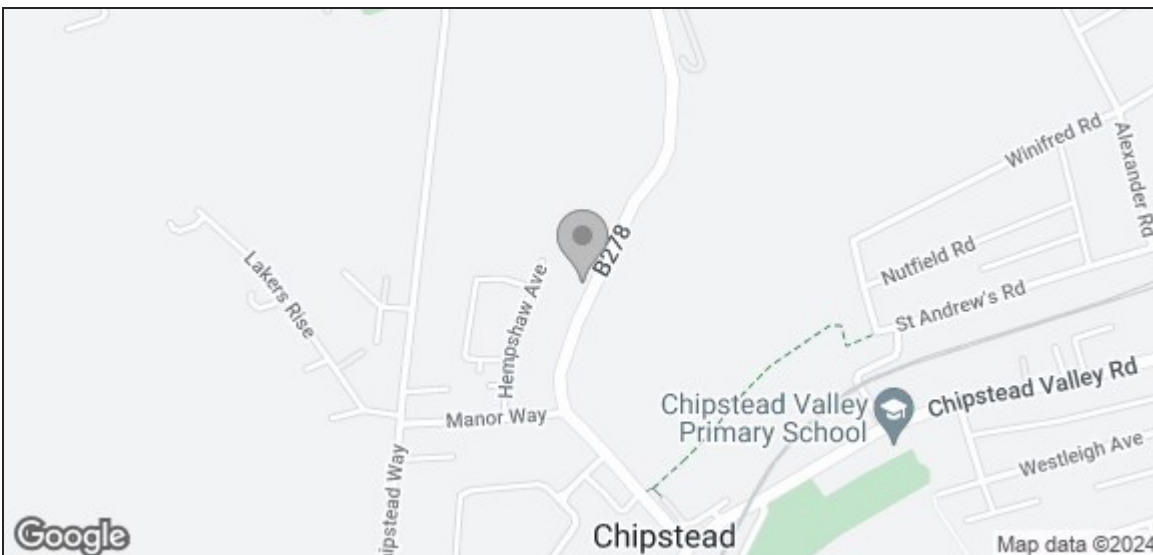


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**WILLIAMS  
HARLOW**



Total area: approx. 81.3 sq. metres (875.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	