

Hempshaw Avenue Banstead, Surrey SM7 3PQ

A completely refurbished three bedroom semi-detached house in a quiet backwater with a rear garden extending to approximately 63 feet. The property has been the subject of a full renovation involving re-wiring, re-plastering, re-plumbing, new skirting/architraves throughout, new kitchen and new bathroom. The property is sold with the benefit with no onward chain and has easy access to local shops, good local schools, alongside miles of open countryside. **SOLE AGENTS. NO ONWARD CHAIN**

£500,000 - Freehold



FRONT DOOR

Original part glazed front door with leaded light insert with obscured glazed window to the side under a pitch tiled canopy with outside lighting, giving access through to the:

ENTRANCE HALLWAY

Stairs with the original balustrade rising to the first floor. Understairs storage cupboard. Exposed wooden flooring. Picture rail. Radiator. Time clock and switch gear for the central heating.

LOUNGE/DINING ROOM

A double aspect room with bay window to the front and full height glazed door to the rear with windows either side enjoying a pleasant outlook over the rear garden. New skirting. Picture rail. Radiator. Fireplace feature with ornate tiled surround and hearth.

RE-FITTED KITCHEN

Fitted to a high quality kitchen comprising of wood effect work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards/drawers below the work surface with integrated freezer and integrate fridge. Cupboard housing the new gas central heating boiler. Fitted oven and grill. Surface mounted gas hob with extractor hob. A comprehensive range of eye level cupboards. 2 x windows to the side. Part glazed stable door to the rear. New vinyl flooring. Part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE

Attractive bay window to the front with fine views. Radiator. Exposed wooden flooring.

BEDROOM TWO

Window to the rear. Radiator.

BEDROOM THREE

Window to the front. Radiator. Cupboard suitable for airing purposes with electric heater. Eye level cupboards.

RE-FITTED BATHROOM

White suite. Panel bath with mixer tap, shower attachment and grab rails. Wash hand basin with mixer tap and cupboard below. Low level WC with concealed cistern. Half height tiling. Vinyl flooring. Heated towel rail. Wall mounted extractor. Obscured glazed window to the rear.

FRONT

The front of the property is well screened with a hedge marking the front boundary with various mature trees comprising of hazel, elder, hawthorn and yew and an area of lawn with flower/shrub borders. There is a stepped pathway with wrought iron rail which provides access to the front door. There is a shared driveway to the side of the property which gives way to:

GARAGE

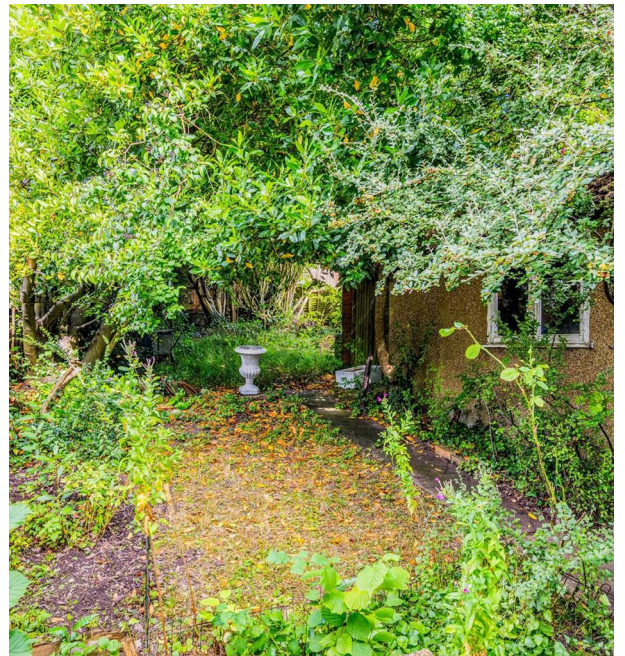
Single garage with double opening doors to the front. Parking to the front. Gate providing access to the:

REAR GARDEN

19.20m x 7.32m approximately (63'0 x 24'0 approximately)
There are various flower/shrub borders and some mature trees. There is a patio expanding the immediate rear width. Coal bunker.

COUNCIL TAX

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

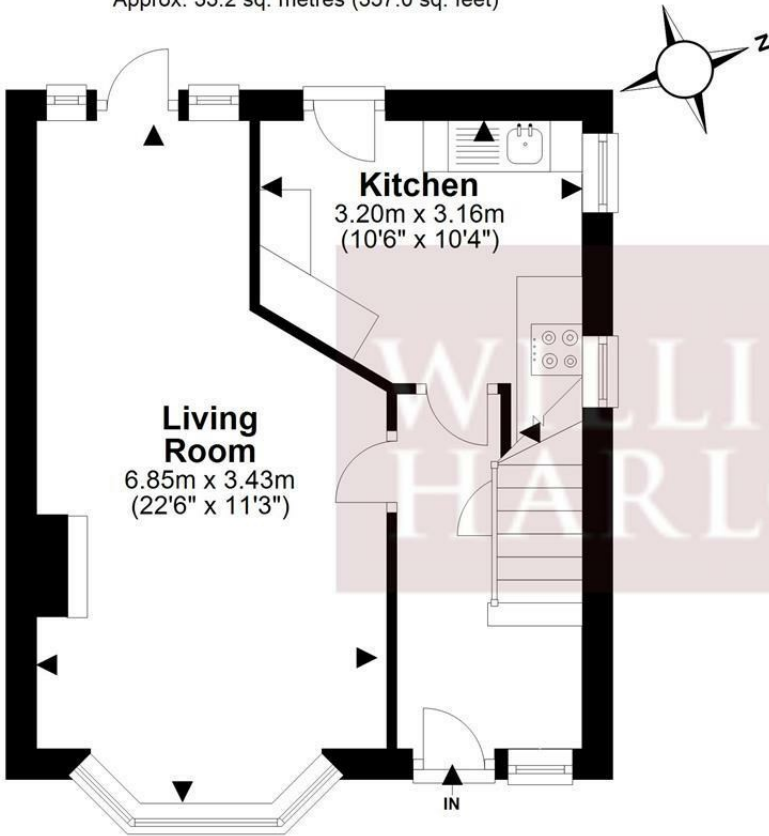


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**WILLIAMS
HARLOW**

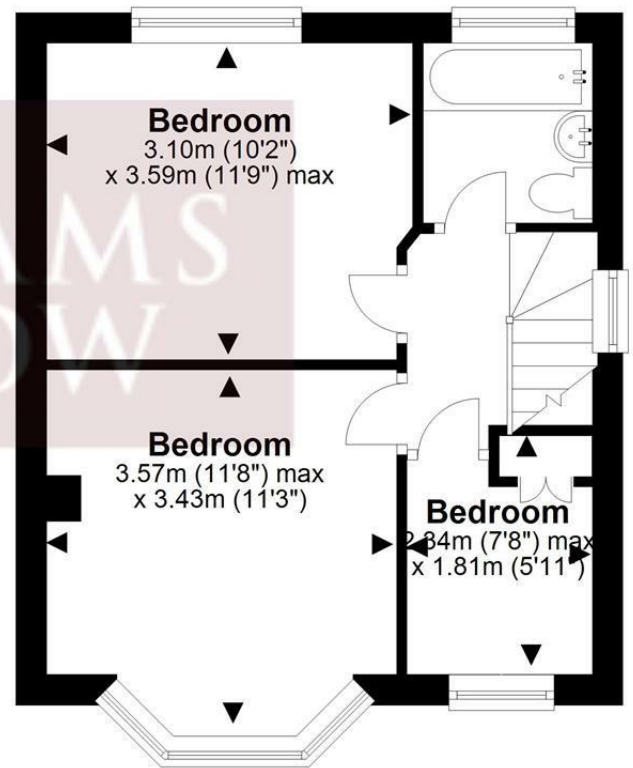
Ground Floor

Approx. 33.2 sq. metres (357.0 sq. feet)

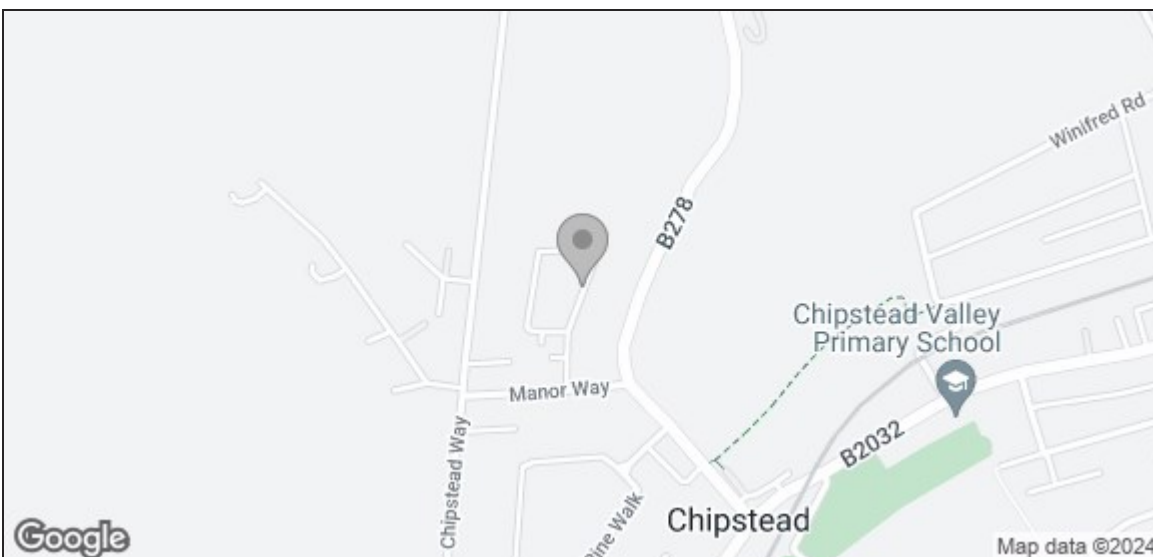


First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 66.5 sq. metres (716.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	