

Lakers Rise Banstead, Surrey SM7 3JY

An opportunity to acquire a two bedroom end of terraced property which will easily convert to a three bedroom, in a semi-rural position with an outlook to the rear over open countryside. The property requires some modernisation, however, benefits from a new rear conservatory and a good sized garden. There is also double glazing and gas central heating. SOLE AGENTS. NO ONWARD CHAIN

£400,000 - Freehold



FRONT DOOR

Replacement front door with fantail window under outside canopy, giving access through to the:

ENTRANCE HALLWAY

Stairs rising to the first floor with attractive balustrade and large understairs storage recess. Radiator. Cupboard housing circuit breakers. Dado rail. Thermostat for the gas central heating. Storage cupboard with shelving.

LOUNGE/DINING ROOM

'L' shaped room with a serving hatch through to the kitchen. Wood effect flooring. 2 x radiators, one of which is concealed. Dado rail. Picture rail. Large picture window. Part glazed door gives access through to the:

CONSERVATORY

Under a pitch glazed roof and windows to three sides. Centrally position double opening French doors with windows either side which give a pleasing outlook over the property's rear garden. Tiled floor. Lighting. Built in hot and cold climate control unit. Skylight. Connection / cabling for Virgin superfast Broadband (at purchases cost)

KITCHEN

Fitted with a range of wall and base units with roll edge work surfaces incorporating a sink drainer with mixer tap. Space for various domestic appliances. Part tiled walls and tiled floor. Radiator. window to the front. Gas central heating combination boiler which was fitted approximately 7 years ago.

FIRST FLOOR ACCOMMODATION

LANDING

Reached via a straight staircase to a good sized landing. Access to loft void. 2 x good sized built in storage cupboards, one of which would provide access to a potential sub-divided rear bedroom.

BEDROOM ONE

2 x windows to the rear enjoying a pleasant outlook over the rear garden and views beyond. Radiator. Coving.

BEDROOM TWO

A good sized room. Coving. Window to the front. Radiator.

BATHROOM

Corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. 2 x obscured glazed windows to the front. Shaver point. Downlighters. Tiled floor.

OUTSIDE

FRONT

There is a pathway which provides access to the front door with flower/shrub borders either side and a mature conifer tree.

REAR GARDEN

9.14m x 5.49m approximately (30'0 x 18'0 approximately)

A particularly fine feature of the property which points towards

open countryside with fencing on all boundaries and useful rear gated access. Water supply nearby. The garden is mainly laid to level lawn with a stepping stone pathway providing access to the end and a circular patio feature towards the end of the garden. There is a small wooden garden shed and a further brick built storage shed.

PARKING

There is communal parking located to the rear on a non-allocated basis.

COUNCIL TAX

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

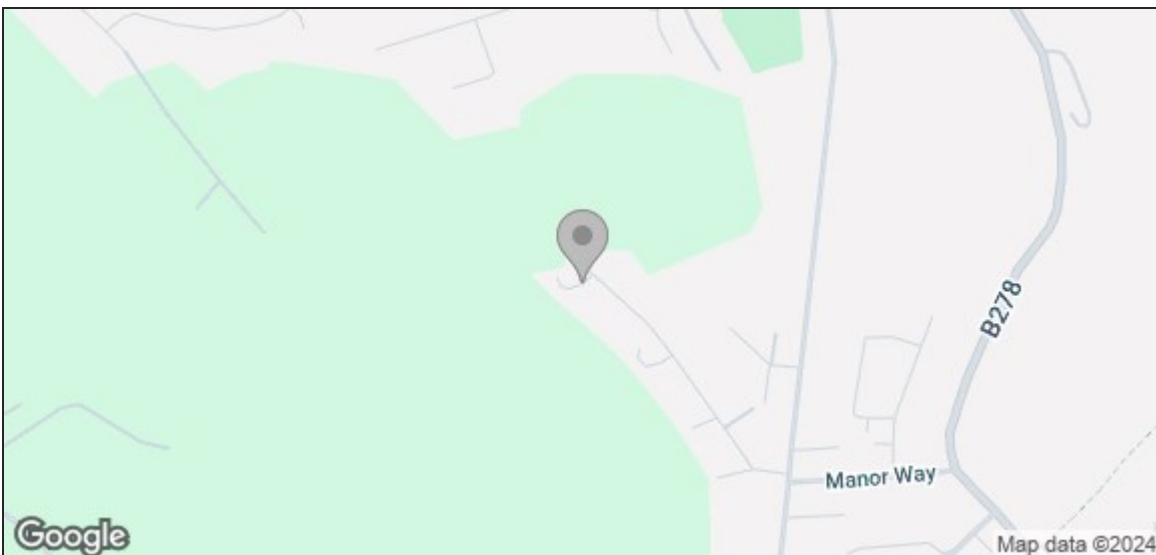


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**WILLIAMS
HARLOW**



Total area: approx. 91.0 sq. metres (979.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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	