

Buckles Way Banstead, Surrey SM7 1HD

An opportunity to acquire a CHAIN FREE extended FIVE BEDROOM detached home that offers a wealth of character, located on a desirable road with huge potential to be extended further (S.T.P). The property benefits from a Lounge, Sunroom, Kitchen/Breakfast room, Dining Room, Downstairs WC, detached double length garage and a large frontage providing a good amount of off street parking. There is also a feature well-manicured rear garden with a westerly aspect and stunning views of London from the 1st floor. A VIEWING IS HIGHLY RECOMMENDED. SOLE AGENTS. NO CHAIN.

Asking Price £1,000,000 - Freehold



PORCH

Under a recess canopy with quarry tiled floor, giving access to the:

FRONT DOOR

Wood effect composite front door with obscured double glazed windows to either side, leading through to the:

ENTRANCE HALL

Sweeping staircase leading to the first floor. Radiator.

LIVING ROOM

Double glazed bay window to the front. 2 x double glazed windows to the side. Fireplace feature with tiled mantle hearth and surround. 2 x radiators. Double opening French doors leading through to the:

SUN ROOM

Double glazed windows to the rear. Additional double glazed window to the side. Original exposed parquet flooring. Door leading through to the:

EXTENDED KITCHEN/DINING AREA

Roll edge work surface incorporating a stainless steel sink and drainer. Spaces for dishwasher and free standing oven. A comprehensive range of cupboards and drawers. Large double glazed window to the rear providing a great outlook over the well manicured rear garden. Double glazed door giving access to the patio area.

Breakfast area - Radiator. Space for washing machine and fridge/freezer. Doors to the entrance hall and door to side.

RECEPTION ROOM

Double glazed window to the front. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Extractor fan. Access to a good amount of storage under the stairs.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. There is a half landing with a picture window enjoying a great outlook over the rear garden and beautiful views across London.

BEDROOM ONE

Double glazed window to the front. Radiator. A comprehensive range of built in wardrobes and fitted dressing table. Additional built in wardrobe.

BEDROOM TWO

Double glazed window to the front. Radiator. A comprehensive range of built in wardrobes and dressing table. Recessed sink with wardrobe to the side. Please note this backs onto the family bathroom and has the potential to be converted into a shower room.

BEDROOM THREE

Dual aspect with double glazed window to the side and rear. Built in wardrobe.

BEDROOM FOUR

Double glazed window to the rear. Radiator.

BEDROOM FIVE

Double glazed window to the front. Radiator. Built in storage cupboard.

BATHROOM

Panelled bath. Wash hand basin with cupboard below. Bidet. Tiled splashback. Heated towel rail. Airing cupboard housing the water tank. Obscured double glazed window to the side.

SEPARATE WC

Low level WC. Part tiled walls. Extractor.

OUTSIDE

FRONT

There is a large area of lawn with a central mature Acer tree. Mature borders, shrubs and hedges. There is a large tarmac driveway providing good parking for approximately 4 vehicles.

DETACHED DOUBLE LENGTH GARAGE

Accessed via up and over door to the front. Power and lighting.

REAR GARDEN

There is a patio immediately to the rear of the property with the remainder of the garden mainly laid to lawn with mature shrubs and hedges. The garden has a westerly aspect and it is a lovely well manicured garden. A large garden shed. There is a covered area between the kitchen and garage, a brick built storage shed and boiler room which houses the floor standing boiler. Side gate which gives access to the front of the property. Access to the garage. There is also side access on the other side of the house.

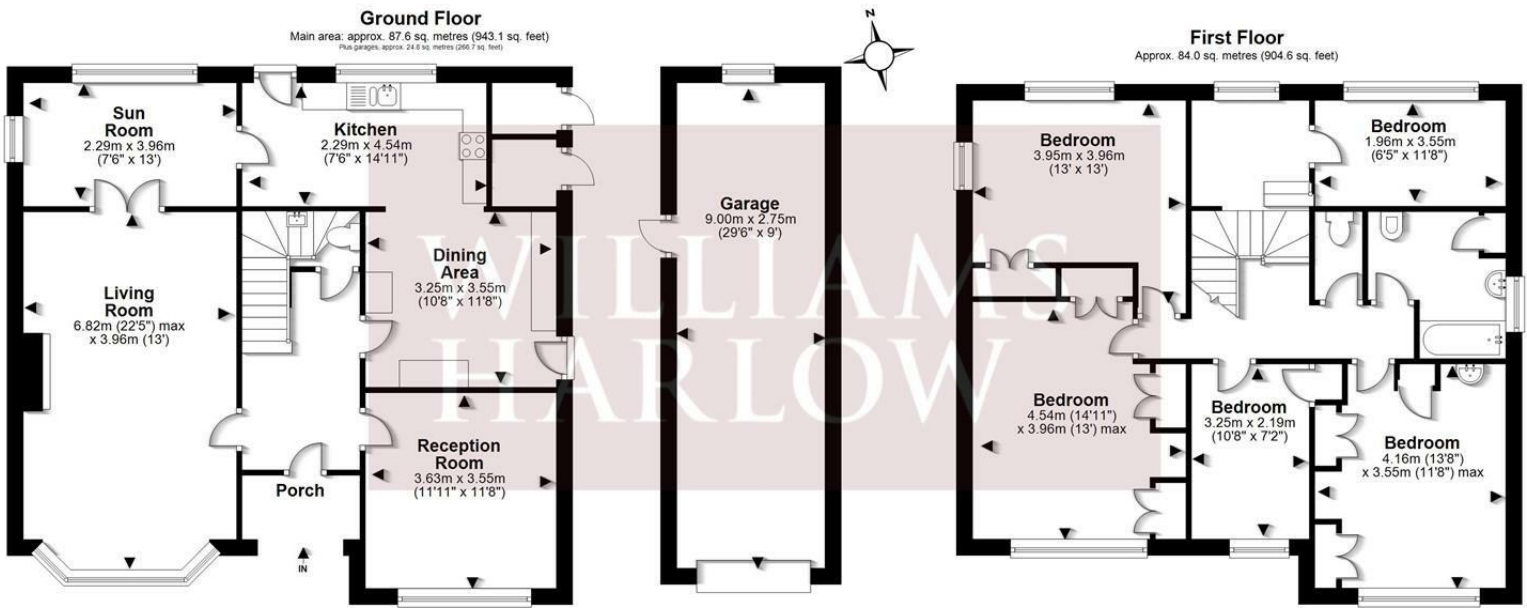
COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25

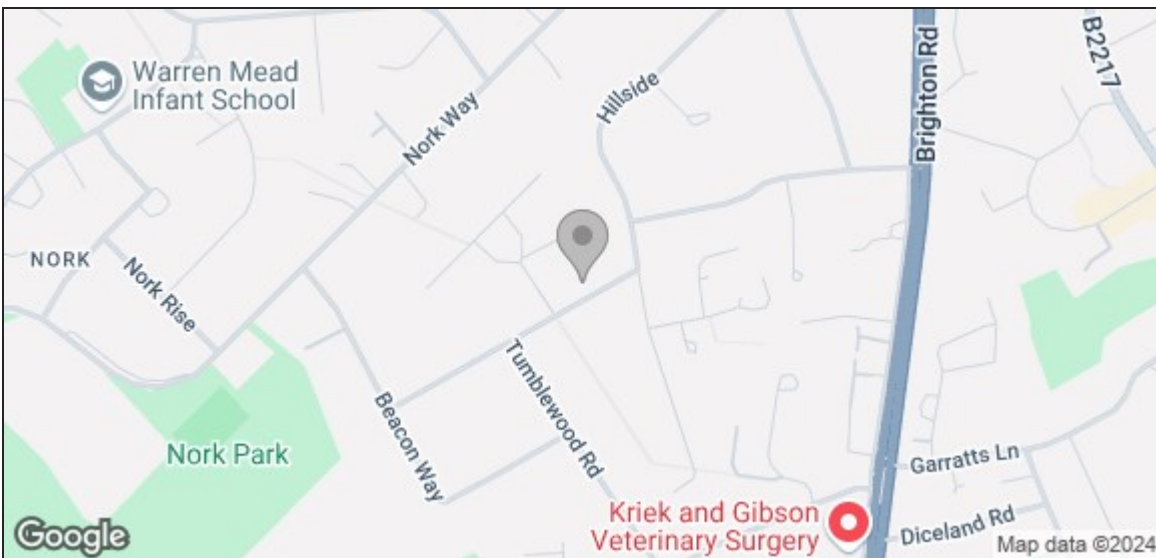


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**WILLIAMS
HARLOW**



Main area: Approx. 171.7 sq. metres (1847.7 sq. feet)
Plus garages: approx. 24.8 sq. metres (266.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	