

Hempshaw Avenue Banstead, SM7 3PG

An opportunity to acquire a CHAIN FREE three bedroom semi-detached home that is located on a quiet residential road. The property offers the buyer a chance to put their own stamp on the décor and has the potential to be extended (S.T.P) The accommodation comprises of lounge/diner, kitchen, conservatory, attractive rear garden, off street parking to the front and a DETACHED GARAGE. SOLE AGENTS. NO CHAIN.

Guide Price £500,000 - Freehold



CANOPY PORCH

Leading to -

FRONT DOOR

UPVC front door with double glazed window to the side. Leading through to -

ENTRANCE HALL

Radiator. Staircase leading to first floor with storage and housing meters and fuse board.

LOUNGE / DINER

Double glazed bay window to the front. Two radiators. Partial wooden paneling. Floor to ceiling window enjoying a pleasant outlook over the rear garden.

KITCHEN

Rolled edge work surface incorporating two stainless steel sinks. A range of drawers and cupboards below the work surfaces and space for free standing domestic appliances such as washing machine, under counter fridge. There is also a range of eye level cupboards and a wall mounted gas boiler for the central heating system. Part tiled walls and double glazed window to the side and door leading through to -

CONSERVATORY

Double glazed with various opening doors and windows allowing you to manage the temperature and giving access to garden patio.

LANDING

Loft hatch. Double glazed window to the side.

BEDROOM ONE

Double glazed bay window to the front. Radiator. Fitted wardrobes with sliding doors.

BEDROOM TWO

Double glazed window to the rear enjoying fine views. Storage cupboard housing the water tank. Radiator.

BEDROOM THREE

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Panel bath suite. Pedestal mounted wash hand basin. Low level W.C. Part tiled walls and double glazed window to the rear.

OUTSIDE

REAR GARDEN

To the rear of the garden there are two areas of patio and steps down the lawned area, there are also attractive mature shrubs and trees bordering the lawned area and to the rear of the garden an area of stones housing two new garden sheds. There is also an outside tap and gate leading to the front drive.

DETACHED GARAGE

Detached garage with metal up and over door. There is power and lighting in the garage.

FRONT GARDEN / DRIVE

There is off street parking in front of the garage and also an area of lawn that can be converted into additional parking.

COUNCIL TAX

Council tax band D 2024 / 2025 - £2339.35

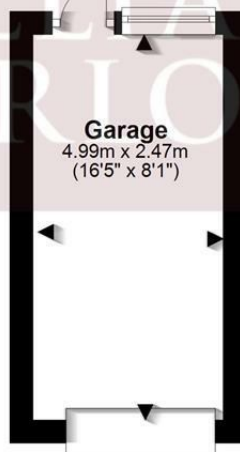
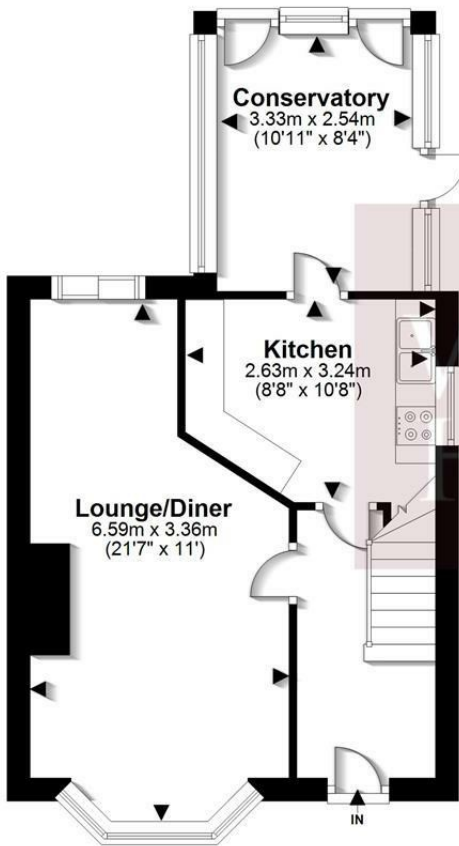


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**WILLIAMS
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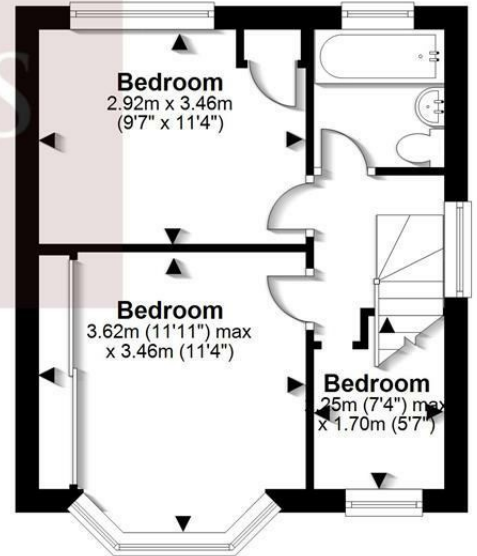
Ground Floor

Main area: approx. 41.6 sq. metres (448.2 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.5 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



Main area: Approx. 73.8 sq. metres (794.4 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	