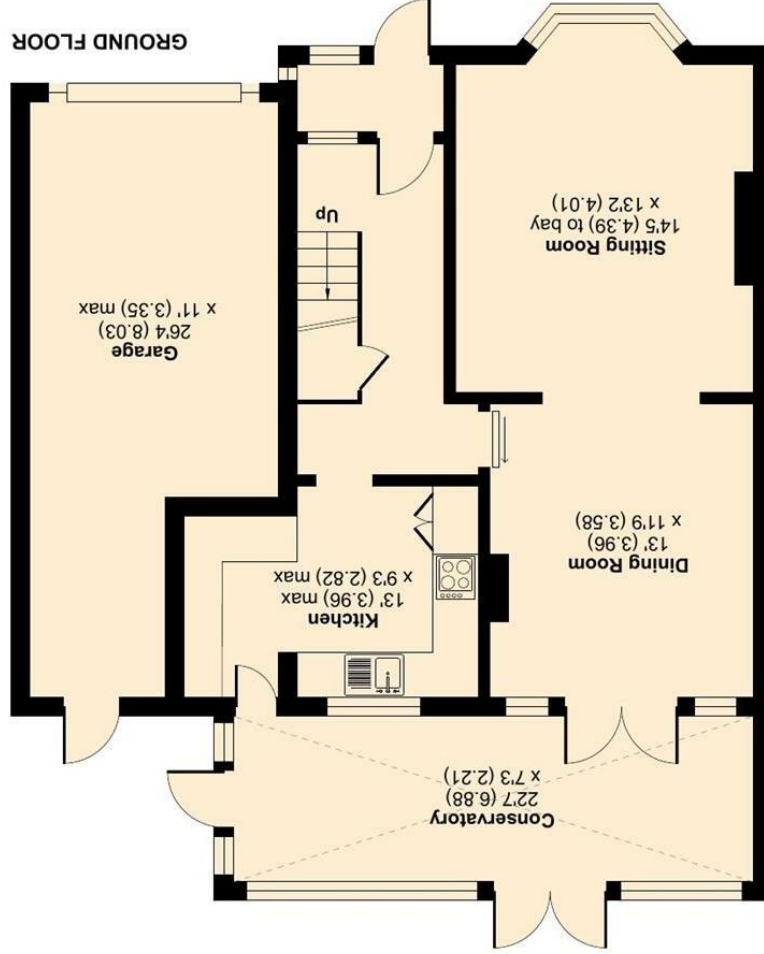
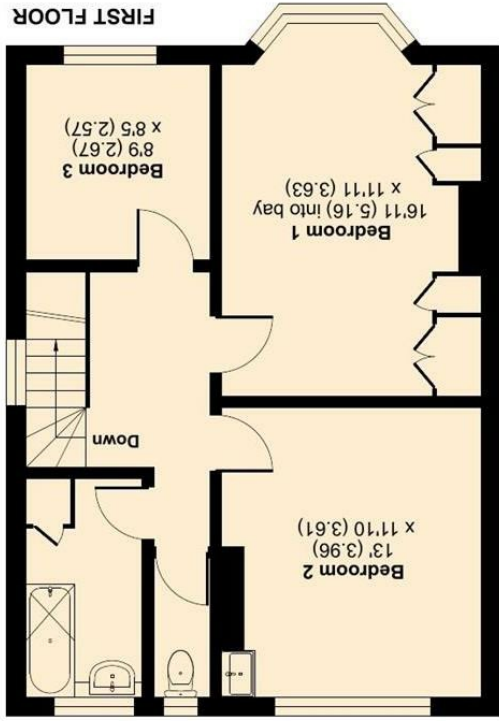




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © ncbecom 2024. Incorporating International Property Measurement Standards (IPMS2 Residential). REF: 1209198



Approximate Area = 1378 sq ft / 128 sq m
 Garage = 246 sq ft / 22.8 sq m
 Total = 1624 sq ft / 150.8 sq m

Buff Avenue, Banstead, SM7

For identification only - Not to scale



NESTLED ON BUFF AVENUE IN THE CHARMING VILLAGE OF BANSTEAD, THIS 1930'S THREE-BEDROOM, ONE-BATHROOM SEMI-DETACHED HOUSE IS A HIDDEN GEM WAITING TO BE DISCOVERED. JUST A STONE'S THROW AWAY FROM BANSTEAD HIGH STREET AND LOCAL AMENITIES, THIS PROPERTY OFFERS BOTH CONVENIENCE AND A PEACEFUL RETREAT.

AS YOU STEP INSIDE, YOU WILL BE GREETED BY A SPACIOUS ENTRANCE HALL WHICH LEADS TO A GENEROUS RECEPTION ROOM PERFECT FOR RELAXING WITH LOVED ONES. WITH THREE GOOD SIZE BEDROOMS, THERE'S AMPLE SPACE FOR THE WHOLE FAMILY TO UNWIND AND MAKE MEMORIES. THE BATHROOM ENSURES THAT THE MORNING RUSH IS A BREEZE FOR EVERYONE.

THIS PROPERTY IS A FANTASTIC OPPORTUNITY FOR THOSE WITH A VISION. IF YOU ARE KEEN ON MODERNIZING AND EXTENDING A HOME TO CREATE YOUR DREAM FAMILY ABODE, THIS HOUSE OFFERS ENDLESS POSSIBILITIES.

OUTSIDE, A GENEROUS GARDEN PROVIDES A TRANQUIL SPACE FOR SOCIALIZING OR PLAYTIME WITH THE CHILDREN. WITH PARKING FOR TWO VEHICLES AND A GARAGE, CONVENIENCE IS AT YOUR DOORSTEP.

LOCATED IN THE CATCHMENT AREA OF EXCELLENT SCHOOLS, THIS HOME IS IDEAL FOR FAMILIES LOOKING TO PROVIDE THEIR CHILDREN WITH QUALITY EDUCATION. OPEN DAY 23/11/2024 CALL NOW 01737 307 000 TO BOOK YOUR VIEWING.

- CENTRAL VILLAGE LOCATION
- SPACIOUS SITTING ROOM / DINING ROOM
- POTENTIAL TO EXTEND SSTP
- OFF STREET PARKING AND GARAGE
- COUNCIL TAX BAND E
- EPC RATING E

