



24 Salisbury Road, Banstead, Surrey, SM7 2DR



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Offers in excess of
£800,000

Cromwells
ESTATE AGENTS



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Overview

EXTENDED 4 BEDROOM, 2 BATHROOM SEMI DETACHED HOUSE Cromwells Wallington are delighted to offer this beautifully presented four bedroom, two bathroom, extended family home. The property has been renovated to high specification and benefits from modern open plan living, a pretty rear garden and ample off street parking.

Families are particularly drawn to this sought-after part of Banstead for its excellent choice of schools. Warren Mead Infant and Junior Schools are both approximately 0.3 miles away, making the morning school run comfortably walkable, while Banstead Community Junior School is around 0.7 miles from the property. For older children, The Beacon School is approximately 0.8 miles away and is a well-established secondary option within the local area.

The location is also ideal for those who value access to the outdoors. Banstead Downs Golf Club is less than a mile away, while the open landscapes of Epsom Downs, approximately 2.5 miles from the property, offer wonderful opportunities for walking and cycling, together with the far-reaching views surrounding the famous racecourse.

With generous living accommodation, thoughtfully designed extensions and an exceptionally convenient setting, this Salisbury Road home combines space, comfort and connectivity in equal measure. It is a home ideally suited to modern family life, with excellent schools, transport links, green spaces and the amenities of Banstead all within easy reach.

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Accommodation
Double glazed composite front door to..

Spacious entrance hall
Obscure UPVC double glazed windows to front aspect, modern radiator, tiled flooring, with underfloor heating, under stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, modern radiator, media wall with flame effect fireplace, wall lights.

Kitchen/diner/family room
Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid induction hob and extractor fan above, integrated double oven/grill, integrated microwave, integrated washing machine and tumble dryer, quartz Island with breakfast bar and inlaid sink with chrome mixer tap, integrated wine cooler, feature sky lantern with LED lighting, tiled flooring with underfloor heating, space for American style fridge/freezer, double glazed bifold doors to rear aspect.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, tiled flooring with underfloor heating, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect.

Bedroom two
UPVC double glazed window to front aspect, modern radiator, bespoke fitted children’s bed and play area.

Bedroom three
UPVC double glazed window to rear aspect, modern radiator, bespoke fitted wardrobes with drawers and dressing table.

Bedroom four
UPVC double glazed window to front aspect, modern radiator, vinyl wood effect herringbone flooring, fitted bed base.

Bathroom
Luxury modern four piece suite comprising tiled enclosed bath with chrome mixer tap, tiled cubicle with thermostatic shower and hand attachment, floating wash hand basin with chromic tap, low-level push button flush WC, tiled walls, extractor fan, tiled flooring with underfloor heating,

sensor display mirror, obscure UPVC double glazed window to rear aspect, built in recessed storage.

Stairs to 2nd floor
Obscure UPVC double glazed window to side aspect.

Main bedroom
Velux windows to front aspect and UPVC double glazed doors leading to rear Juliet balcony with glass balustrade, modern radiator, fitted desk area, fitted wardrobes and access to eaves storage.

En suite Bathroom
Consisting of freestanding bath tub with chrome mixer tap, tiled cubicle with thermostatic shower and hand attachment, wash hand bowl basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, part tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect.

Rear garden (East facing)
Approximately 50ft
Porcelain paved patio area leading to artificial lawn section, raised flower beds with display lighting, fence enclosed, brick built storage unit, gated side access, outside power and water supply.

Sheltered Gazebo
Decking area with wall mounted heater, raised bar area with quartz worktop and built-in fridge and storage, wall mounted TV unit with power and lighting.

Front
Gravel driveway providing off street parking for two vehicles.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

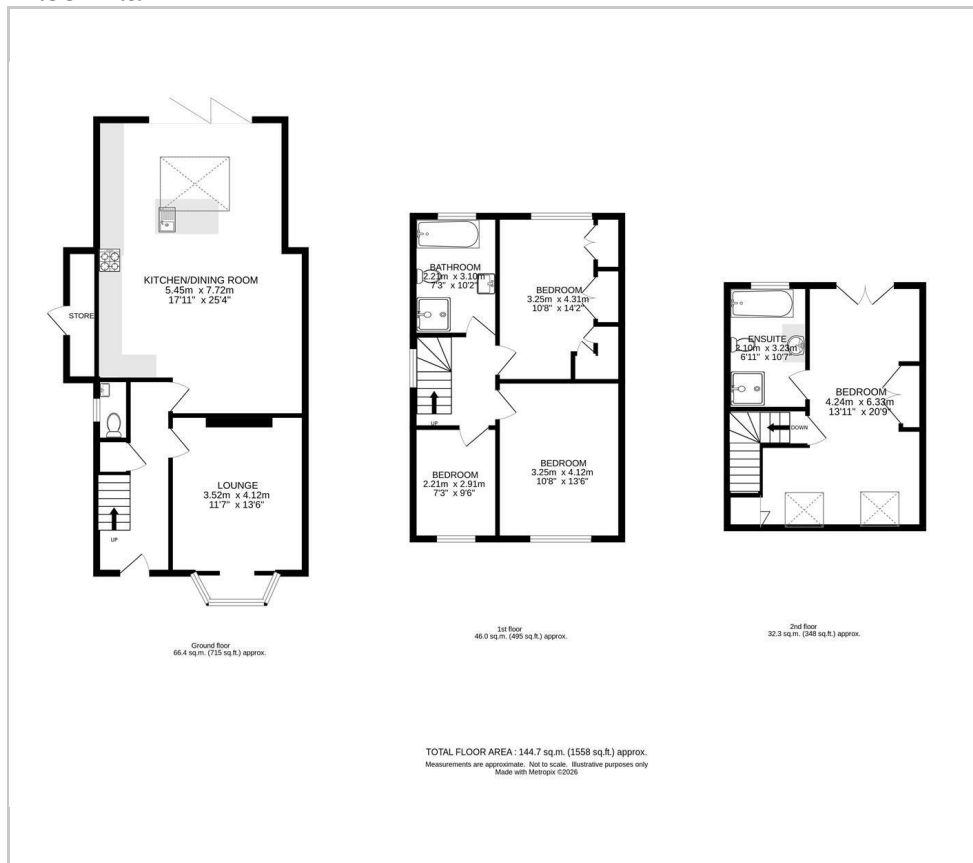






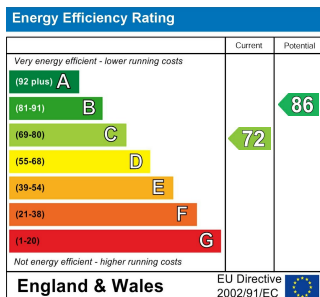


Floor Plan



Area Map

THE OWNERS NEED TO FIND, LOOKING FOR A PROJECT
ALL THE WORKS RECENTLY DONE
NEW KITCHEN AND BATHROOM IN THE LAST 2 YEARS
ALL RE WIRED
ALL RE PLUMBED
ALL EXTENSIONS IN THE LAST 4/5 YEARS
BOILER IS WORCESTER COMBI AND LOCATED IN OUT BUILDING
FENCE BELONGS TO OWNER ON THE LEFT BUT HE HAS RE DONE ALL
THE FENCING ON ALL SIDES



Viewing

Please contact our Cromwells Office on
0208 647 4422
if you wish to arrange a viewing
appointment for this property or require
further information.

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