



Banstead Gardens, N9 9BY  
London





## Banstead Gardens, N9 9BY

- Kings Are Pleased To Present This
- Three Bedroom End Terraced House
- Bay Fronted 1930's Build
- Off Street Parking
- 25ft Through Lounge
- First Floor Bathroom & Separate WC
- 43ft Garden With Side & Rear Access
- Refitted Double Glazing & Gas Central Heating
- Sought After Location
- Council Tax Band D

Offers Over £475,000



KINGS are pleased to present this Three Bedroom End Of Terrace House with a DRIVEWAY, situated in a sought after residential turning just off Westerham Avenue. This attractive 1930's style home offers excellent POTENTIAL TO EXTEND (stp) and benefits from a 43FT GARDEN with both SIDE AND REAR ACCESS, along with an OUTSIDE WC and a useful STORAGE SHED creating a practical and versatile outdoor space.

The property features a double glazed porch opening into the entrance hall, a SPACIOUS 25FT THROUGH LOUNGE, and a separate fitted kitchen both with access to the garden. The first floor comprises three well proportioned bedrooms with fitted wardrobes to the double rooms, a family bathroom, and the added convenience of a SEPARATE WC. Further benefits include refitted double glazing and gas central heating.

Ideally located close to local shops, parks and well regarded schools, including Latymer School and Hazelbury Primary School, the property also offers excellent transport links with convenient access to the A10 and North Circular (A406) roads, along with Silver Street station providing direct rail services into Central London.

Council Tax Band D

EPC Rating D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Low

**PORCH**

**ENTRANCE HALL**

**THROUGH LOUNGE 25'4 x 11'7 (7.72m x 3.53m)**

**KITCHEN 11'3 x 6'7 (3.43m x 2.01m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 12'9" x 10'2" (to wardrobes) (3.89m x 3.10m (to wardrobes))**

**BEDROOM TWO 12'9 x 10'0 (to wardrobes) (3.89m x 3.05m (to wardrobes))**

**BEDROOM THREE 7'10 x 6'9 (2.39m x 2.06m)**

**BATHROOM 8'6 x 6'9 (2.59m x 2.06m)**

**SEPARATE WC**

**REAR GARDEN 43'0 x 17'0 approx (13.11m x 5.18m approx)**

**OUTSIDE WC & STORE**





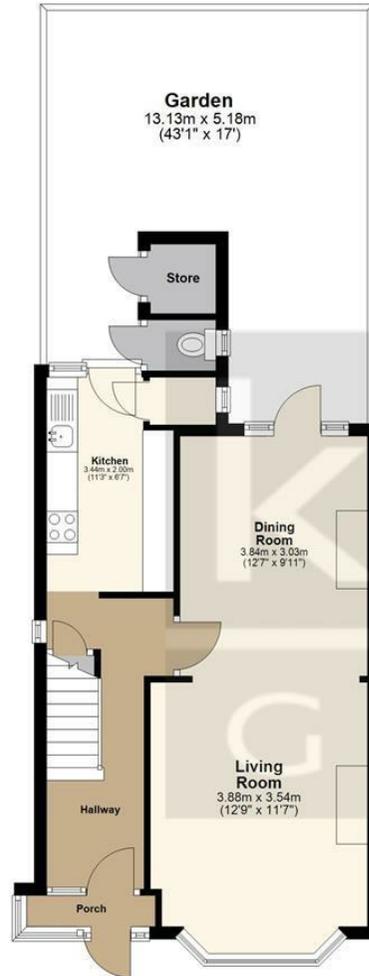




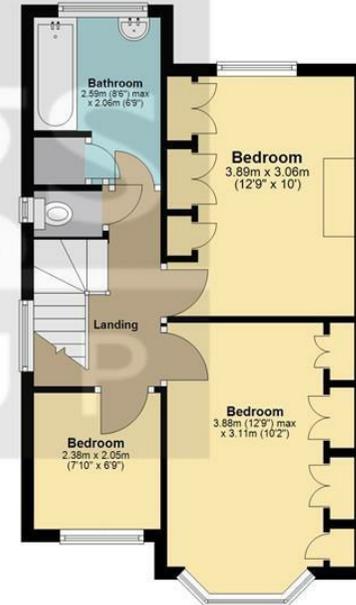
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### Ground Floor



### First Floor



Total area: approx. 90.0 sq. metres (968.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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