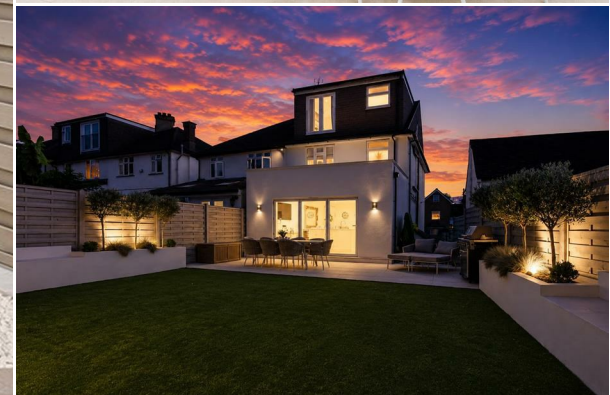




24 Salisbury Road, Banstead, Surrey, SM7 2DR

Offers in excess of £800,000



**WH WATSON HOMES**  
Estate Agents

## 24 Salisbury Road, Banstead, SM7 2DR

### Overview

SIMPLY STUNNING!!! Watson Homes 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

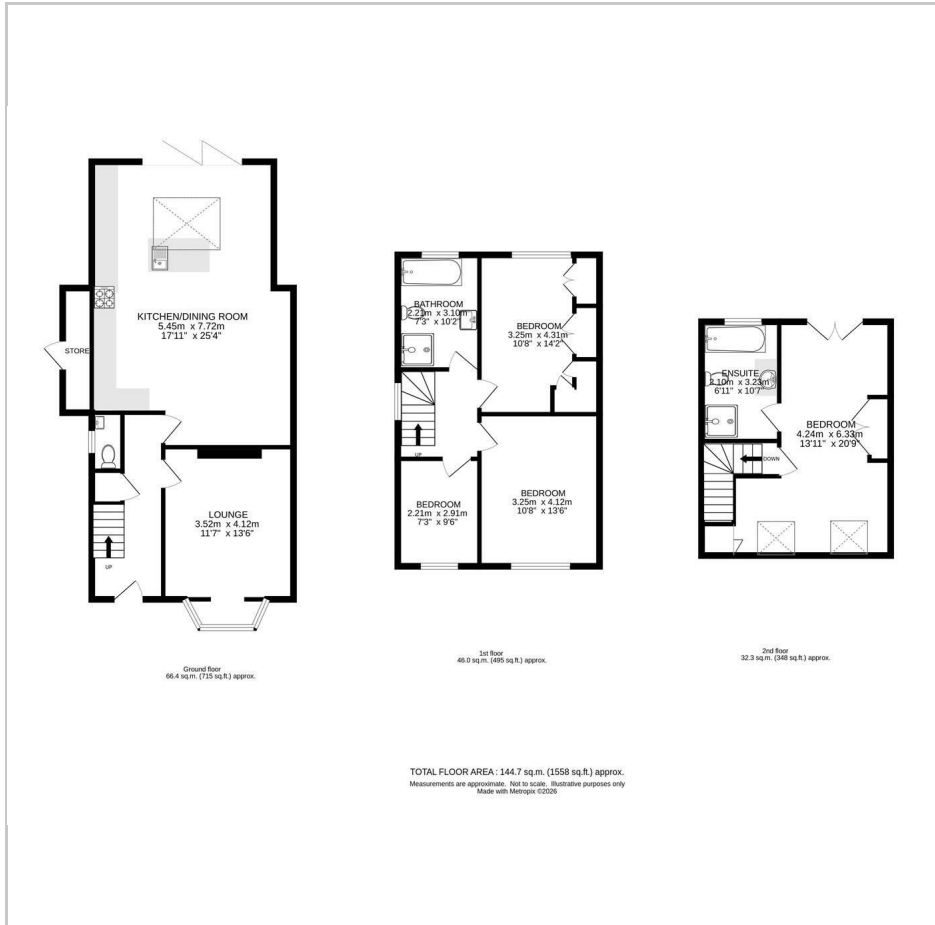






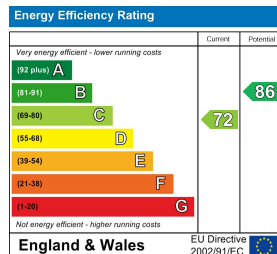


## Floor Plan



## Additional Information

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 Watson Homes Carshalton Beeches  
Office on 020 4537 3222  
if you wish to arrange a viewing appointment for this

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