



**Lambert Road, Banstead. SM7 2QX**  
**£308,000**

**Beautifully Presented  
Throughout**  
**Private Garden**  
**Modern Bathroom**

**1 Bedroom House**  
**Modern Kitchen**  
**No Chain**

**Loft Conversion Potential STPP**  
**Large Lounge/Diner**  
**Off Street Parking**



**\*\*Beautiful 1 Bedroom House\*\*Short Walk to Banstead Village\*\*Private Garden\*\*Absolute Must See\*\***

Properties like this don't come along often! Located a short walk from Banstead Village and a ten minute walk to Banstead Rail, this simply stunning 1 bed house comes to market in fabulous condition throughout. Chain free, the space and finish offered in this beautiful home is second to none.

Downstairs offers a large lounge/diner with a bay overlooking the private garden, a modern recently fitted kitchen and a good sized entrance hall with turning stairs. Upstairs offers a huge master bedroom and immaculately presented modern bathroom. Outside there is a private recently refurbished garden that wraps around the property and to the rear there is parking for two cars subject to a service charge of approximately £60 per annum.

This absolutely stunning house already has plenty to offer its new owners but points of note are that neighbours have opened up the lounge bay window to incorporate patio doors into the garden and a loft conversion offering at least one further bedroom is possible subject to usual permissions.

Chain free, this lovely house could be yours in no time at all. Don't delay, book your viewing today.

### Lounge

**8' 10" x 16' 5" (2.7m x 5m)**

Neutrally decorated throughout this stunning lounge benefits from good natural light and would easily accommodate a dining area as well as lounge area. Point to note - the neighbours have opened up the window with patio doors giving direct access to the sunny garden.



### Kitchen

**7' 3" x 5' 11" (2.2m x 1.8m)**

Modern, immaculate and in fantastic condition throughout this gorgeous kitchen is recently re-fitted and offers plenty of cupboard space and expected appliances.



### Bedroom

**9' 2" x 14' 5" (2.8m x 4.4m)**

Neutrally decorated and benefiting from recently installed fitted wardrobes, this gorgeous double bedroom is spacious, bright and in mint condition throughout.



### Bathroom

6' 11" x 5' 11" (2.1m x 1.8m)

Modern tiled Bathroom benefitting from lots of natural light with stylish modern bathroom suite and fittings.



### Entrance Hall

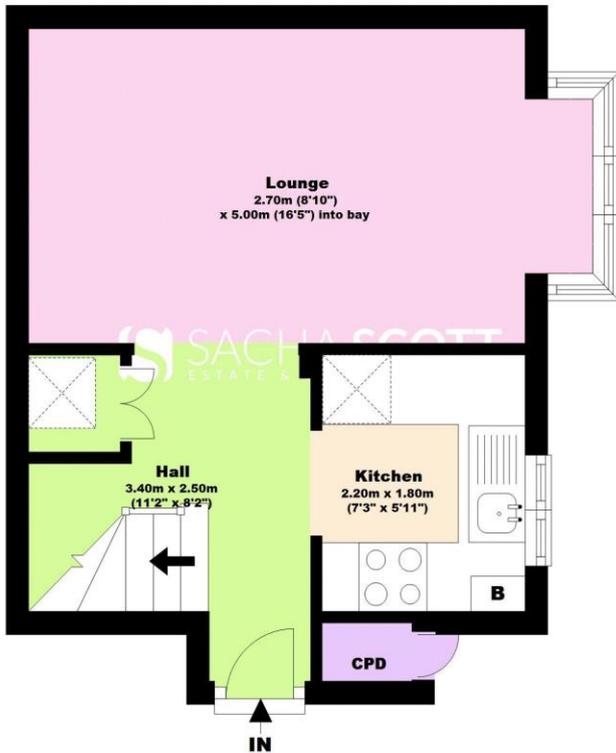
11' 2" x 6' 7" (3.4m x 2m)

What's not to love about walking into this gorgeous house every day? Presented to a show home standard throughout, the entrance hall is spacious and welcoming.



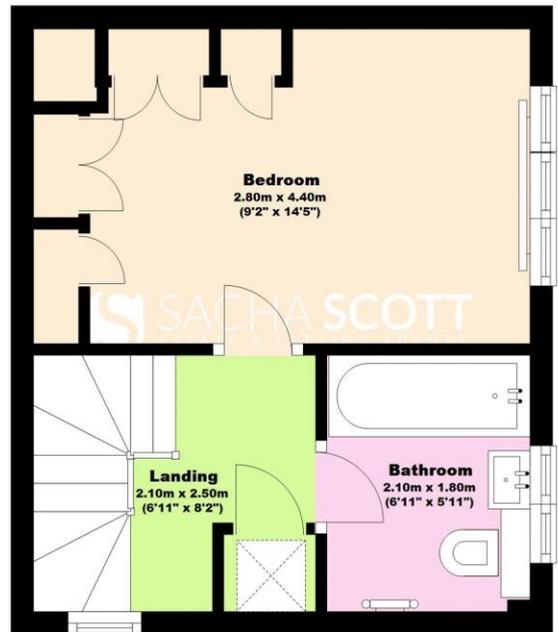
## Ground Floor

Approx. 24.0 sq. metres (257.9 sq. feet)



## First Floor

Approx. 22.6 sq. metres (242.8 sq. feet)



**Total area: approx. 46.5 sq. metres (500.6 sq. feet)**

## Ground Floor

Approx. 24.0 sq. metres (257.9 sq. feet)

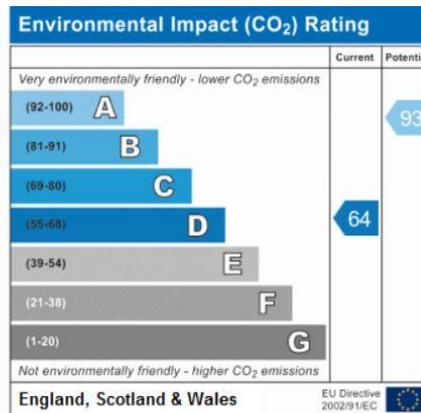
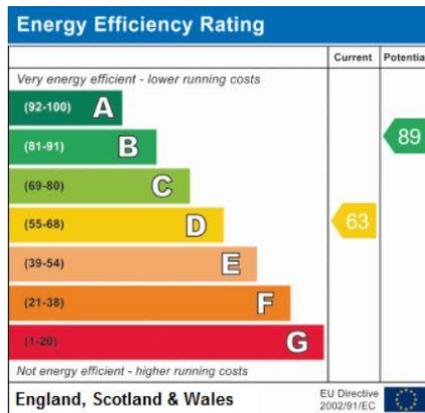


## First Floor

Approx. 22.6 sq. metres (242.8 sq. feet)



**Total area: approx. 46.5 sq. metres (500.6 sq. feet)**



### Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to [greetings@sachascott.com](mailto:greetings@sachascott.com).

### Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

### Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.

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