

PRICE  
REDUCED

**Kingscroft Road**  
**Banstead - Offers Over £300,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### **Kingscroft Road Banstead**

Offers Over £300,000

- Ground Floor Maisonette
- 2 Double Bedroom
- Through Lounge/Dinner
- Large Private South Facing Rear Garden
- Separate Gated Entrance
- Central Heating
- Double Glazing
- Front Garden
- Potential For Private Parking To The Front (STPP)
- Vacant Possession

Johnson's are pleased to offer this charming Ground floor maisonette located within a quiet residential road close to Banstead Village. This property is an ideal first-time purchase, downsizers and or buy to let investors, with good size accommodations and large outside space. Vacant Possession.

The property comprises a entrance hall, 2 double bedrooms, a good size through lounge/dining room with a feature fireplace, a fully fitted kitchen with a door leading to the rear garden and a bathroom. The outside has a separate gated entrance that leads into a front garden mainly laid to lawn with mature borders with potential to have a front drive for off street parking (STPP) and to the rear is an exceptionally large south facing garden with side access to the front of the property.

This sought after location is just a short walk to popular Banstead village with High Street shopping featuring Waitrose , M&S Simply Food, and a variety of other high street and local shops, including excellent restaurants, and takeaways, coffee shops and pubs as



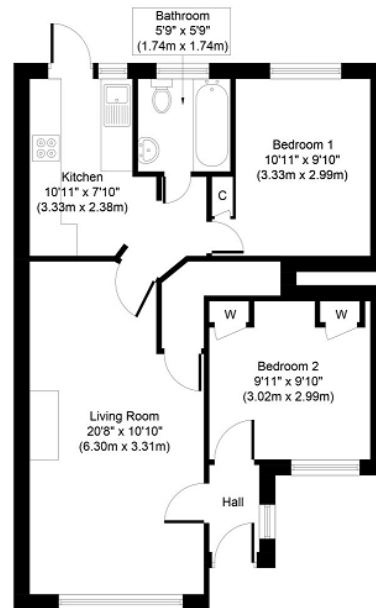
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		77	(69-80) <b>C</b>
(55-68) <b>D</b>	64		(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

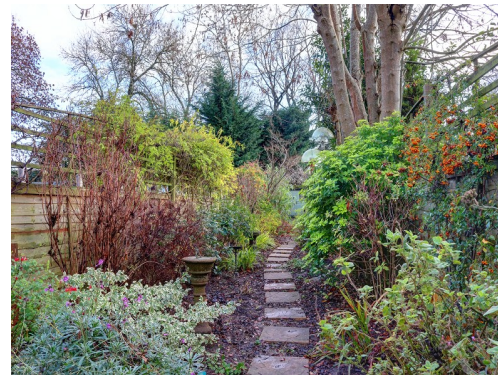
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout



Ground Floor  
Approximate Floor Area  
588.8 Sq. ft.  
(54.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase or lease. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2020 | www.houseviz.com



the local area

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*

**Mail:** johnsons@johnsons-ipa.co.uk **Web:** www.johnsons-ipa.co.uk  
**Addr:** Johnson's IPA, Station House, Bunbury Way, Epsom, KT17 4JP  
**Sales:** 01372 721722 **Lettings:** 01372 878545

