



Burgh Wood, Banstead, Surrey SM7 IEW  
Offers In Excess Of £875,000 - Freehold



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**WILLIAMS  
HARLOW**





A stunning character four bedroom detached house located in popular residential location which has been refurbished to a very high standard by the present owners. The property occupies a southerly aspect landscaped plot which includes a summer house and enjoys an elevated view over the garden and house. The location is well served by local shops, a mainline station and good local schools.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



## LARGE COVERED ENTRANCE PORCH

3.91m x 1.65m (12'10 x 5'5)

With ornate brick work and pillars. Outside lighting, tiled floor and original hardwood front door giving access through to:

## ENTRANCE RECEPTION

4.09m x 3.07m (13'5 x 10'1)

Attractive turn staircase rising to the first floor. Part panelled walls, 2 x windows to front, original wood flooring and radiator.

## DOWNSTAIRS WC

Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Continuation of the wood flooring and wall mounted extractor.

## LOUNGE

7.39m x 4.06m (24'3 x 13'4)

The room is of double aspect and the measurement was taken into attractive bay window to front. There are further double opening french doors with windows either side to rear. Ornate coving, fireplace feature with wrought iron inner, stone hearth and surround. Radiator. Wall lights.

## OPEN PLAN KITCHEN/DINING ROOM

6.63m x 7.24m maximum dimensions (21'9 x 23'9 maximum dimensions)

## KITCHEN AREA

Granite work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with plinth lighting. Integral dishwasher, dual fuel range cooker and a comprehensive range of eye level cupboards benefiting from underlighting. Chimney extractor, downlighters, coving and tiled floor. Breakfast bar incorporating a wine coolers. The kitchen continues on towards the front of the property where there is a further run of work surfaces below which there is an integral washing machine, eye level cupboards and space for an upright fridge freezer. Connecting door to the side, window to front and window to rear.

## DINING ROOM AREA

Attractive bay window to rear, with double opening french doors with windows either side enjoying a pleasant outlook over the rear garden. Ornate coving and ceiling moulding. Original wooden flooring and radiator.

## FIRST FLOOR ACCOMMODATION

### SPACIOUS LANDING

4.93m x 4.09m (16'2 x 13'5)

Window to front with fine views to London. Radiator. Coving. Access to loft void and cupboard housing the gas central heating boiler with Megaflow system.

## MASTER BEDROOM

4.70m x 4.09m (15'5 x 13'5)

Measured into an attractive bay window to rear enjoying a pleasant outlook over the rear garden. Coving, radiator and doorway providing access through to:

## CONTEMPORARY EN-SUITE SHOWER ROOM

Fully tiled floor and walls. Wet room shower with glass screen and wall mounted controls. Low level WC. Contemporary wash hand basin on floating unit with cupboards below. Obscured glazed window to rear. Wall mounted extractor, downlighters and heated towel rail.

## BEDROOM TWO

4.88m x 4.06m (16'0 x 13'4)

Measured into attractive bay window to the front with views. Radiator and coving.

## BEDROOM THREE

4.09m x 3.71m (13'5 x 12'2)

Window to rear enjoying a pleasant outlook over the rear garden. Radiator, exposed wooden flooring and coving.

## INTER-CONNECTING BEDROOM FOUR

5.46m x 2.67m (17'11 x 8'9)

The room is of triple aspect with windows to front, side and rear. Radiator, panelled walls and beams to the ceiling.

## GENEROUS FAMILY BATHROOM

4.17m x 2.41m (13'8 x 7'11)

Floor standing bath with a floor rising tap with mixer tap and shower attachment. Twin wash hand basins with mixer taps and vanity drawers below. Low level WC. 2 x wall hanging storage cupboards. Mirror. Part tile walls and tiled floor. Heated towel rail. Downlighters. Shower with wet room floor with both ceiling and wall mounted showers. 2 x obscured glazed windows to front. Contemporary radiator.

## OUTSIDE

### FRONT

Tastefully landscaped with a central area of lawn. There is a provision for off street parking for two vehicles and pathways providing access to the front door and return via a wrought iron gate to give access to the rear garden. There are well stocked flower and shrub borders with various outdoor lighting.

## INTEGRAL GARAGE

5.92m x 2.69m (19'5 x 8'10)

Power and lighting. Up and over door to the front and double opening wooden doors to the rear. Window to the side. Consumer unit controlling garden power and summer house.

## SIDE AREA

Accessed via a wooden gate to the side which is principally paved ideal for storage. This gives way:

## LANDSCAPED SOUTHERLY ASPECT REAR GARDEN

37.49m x 16.15m approximately (123'0 x 53'0 approximately)

Well laid patio expanding the immediate rear width. The area benefits from outside lighting and there is also a covered pergola behind the lounge with decked flooring. 2 x large planting beds with recess lighting with steps up to a circular lawn area flanked by well stocked flower and shrub borders and a decked area. The pathway continues via a low rising staircase with a further level area of lawn with a central patio area. This area offers a good degree privacy and has well stocked flower and shrub borders. This leads to a:

## SUMMER HOUSE

3.51m x 5.44m (11'6 x 17'10)

4 x windows to front and 2 windows to each side. Accessed via double opening doors to the front. Wood effect flooring. Panel walls under a vaulted ceiling. Bar feature, power and lighting. Towards the front there is a decked area where look back towards the main house.



Banstead Office

Call: 01737 370022

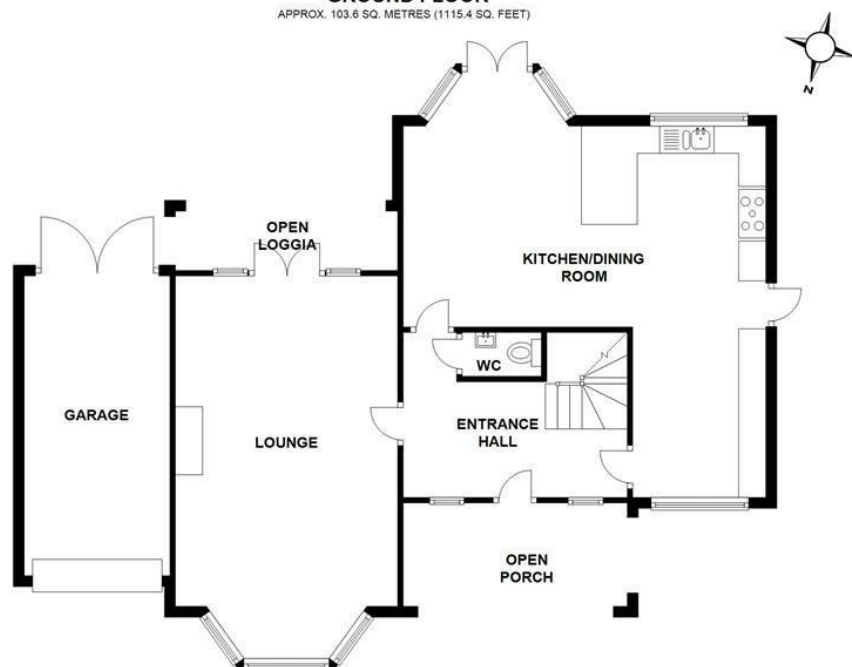
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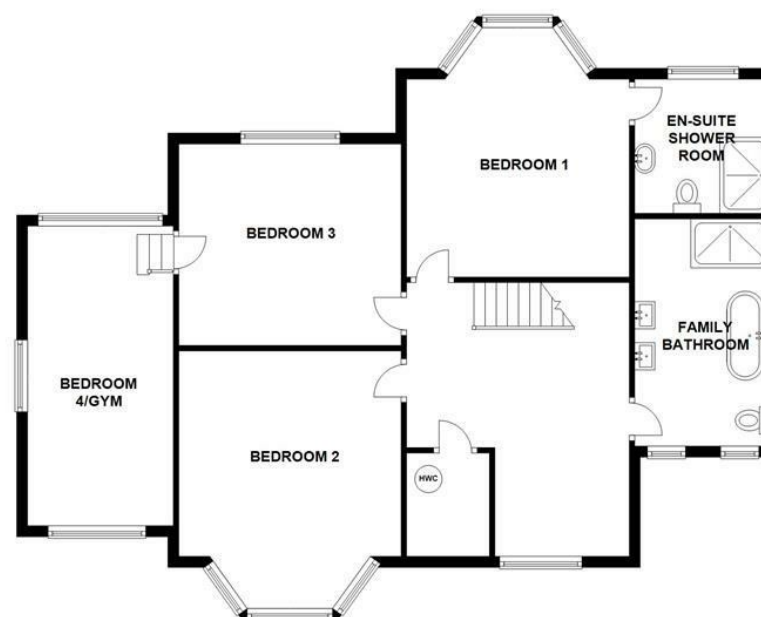
### GROUND FLOOR

APPROX. 103.6 SQ. METRES (1115.4 SQ. FEET)



### FIRST FLOOR

APPROX. 104.5 SQ. METRES (1124.5 SQ. FEET)



TOTAL AREA: APPROX. 208.1 SQ. METRES (2239.9 SQ. FEET)

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