



Croydon Lane South, Banstead, Surrey SM7 3AF

Guide Price £850,000 - Freehold



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**WILLIAMS  
HARLOW**



Sympathetically refurbished to a very high standard in a contemporary style, this character **THREE DOUBLE** bedroom detached house offers spacious accommodation within walking distance of the Village. There are landscaped gardens benefiting from a **SOUTHERLY ASPECT** and parking for three cars to the front. Planning permission is **GRANTED UNDER REF 16/01952/HHOLD** of demolition of existing story flank extension and erection of a two story flank extension

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>51</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>41</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



## PLANNING PERMISSION

Planning permission is GRANTED UNDER REF 16/01952/HHOLD of demolition of existing story flank extension and erection of a two story flank extension

## FRONT

Contemporary glass door with glazing either side giving access to:

## ENTRANCE PORCH

2.92m x 0.74m (9'7 x 2'5)

Tiled floor. Original hardwood front door with leaded light windows either side giving access through to:

## GENEROUS ENTRANCE HALL

5.03m x 3.05m (16'6 x 10'0)

Stairs rising to the first floor, with glass balustrade. Cloaks cupboards. Ornate coving and concealed radiator. Half height panelling. Thermostat for the gas central heating. Wooden flooring.

## DINING ROOM

5.79m x 4.27m (19'0 x 14'0)

Measured into attractive bay window to the front. 2 x further obscured glazed windows to side. Contemporary fireplace with stone surround. Wooden flooring, radiator and ornate coving.

## LOUNGE

4.57m x 5.31m (15'0 x 17'5)

A large original inglenook fireplace with inset contemporary gas flame effect fire. 2 x obscured glazed windows to side and double opening french doors with windows either side to rear. Continuation of the wooden flooring, ornate coving and 2 x radiators.

## KITCHEN/BREAKFAST ROOM

4.37m x 4.37m (14'4 x 14'4)

Fitted to a very high standard comprising of composite work surfaces with inset sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integrated washing machine and tumble dryer. Integral dual drawer dishwasher. Fitted double oven and grill. Microwave oven with coffee maker above to the side of which there is an American style fridge freezer. A large breakfast bar feature with drawers below. There are four arch windows to rear. Matching splashbacks and tiled flooring with underfloor heating.

## SIDE LOBBY

2.87m x 0.94m (9'5 x 3'1)

Downlighters, connecting door to side and windows to side. Underfloor heating.

## DOWNSTAIRS WC

Re-fitted with a white suite comprising of a low level WC. Wash hand basin with mixer tap. Fully tiled walls, downlighters, tiled floor and obscured glazed window to side.

## STUDY

2.44m x 2.74m (8'0 x 9'0)

A comprehensive range of built in office furniture comprising of work station with cupboards and drawers below. There are also cupboards and shelving. Downlighters, radiator and window to side.

## FIRST FLOOR ACCOMMODATION

## GENEROUS LANDING

Stain glass obscured glazed window to side. Access to the loft void. Airing cupboard. Ornate coving.

## MASTER BEDROOM

5.84m x 3.71m (19'2 x 12'2)

Measured into attractive bay window to front and measured to the face of the fitted wardrobes. Coving, radiator and a comprehensive range of built in bedroom furniture comprising of fitted wardrobes, chest of drawers and matching bedside cabinets.

## BEDROOM TWO

4.57m x 4.11m (15'0 x 13'6)

Window to rear. Radiator, coving and 2 x ranges of built in wardrobes.

## BEDROOM THREE

3.18m x 3.05m (10'5 x 10'0)

Bay window to front, radiator and bedroom furniture comprising of a dressing table and fitted wardrobes.

## BATHROOM

Fitted with a white suite. Panel corner bath with wall mounted shower controls. Low level WC. Wash hand basin with mixer tap and mirrored

medicine cabinet above. Fully enclosed shower cubicle. The room is of double aspect with obscured glazed window to side and 2 x obscured glazed windows to the rear. Fully tiled walls and floor. Underfloor heating and heated towel rail.

## OUTSIDE

## FRONT

There is a well laid brick driveway suitable for parking three vehicles off street, here you can access the property's front door. To the side of which there is a low rise brick retaining wall which surrounds an area of level lawn flanked by mature flower and shrub borders.

## STORE

Up and over door providing storage. To the side of which there is a wooden garden gate which gives access to:

## REAR GARDEN

25.91m x 13.72m approximately (85'0 x 45'0 approximately)

There is a patio expanding the immediate rear width of the property benefitting from outside lighting and outside tap. This gives way to an area of principally manicured level lawn flanked by mature flower and shrub borders. The enjoys a good degree of privacy and also has lighting.

## BRICK BUILT STORE

4.09m x 2.95m (13'5 x 9'8)

Double opening wooden doors to the front with windows either side and further windows to side. Power and lighting. Work surfaces.



Banstead Office

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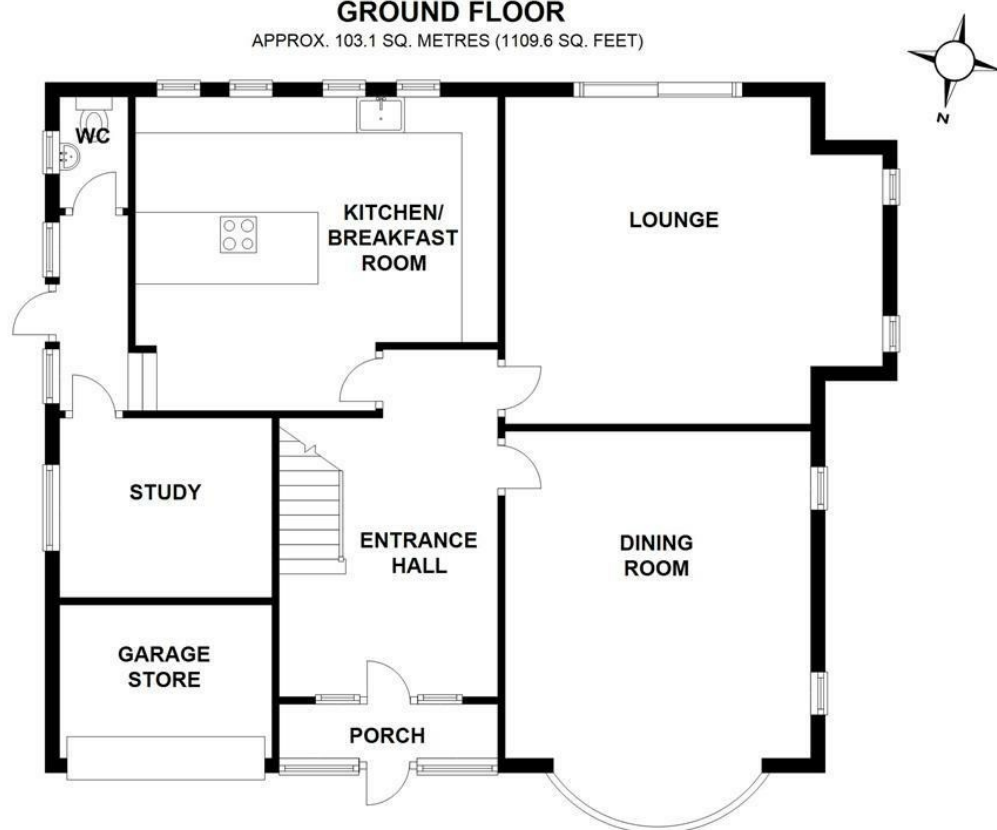
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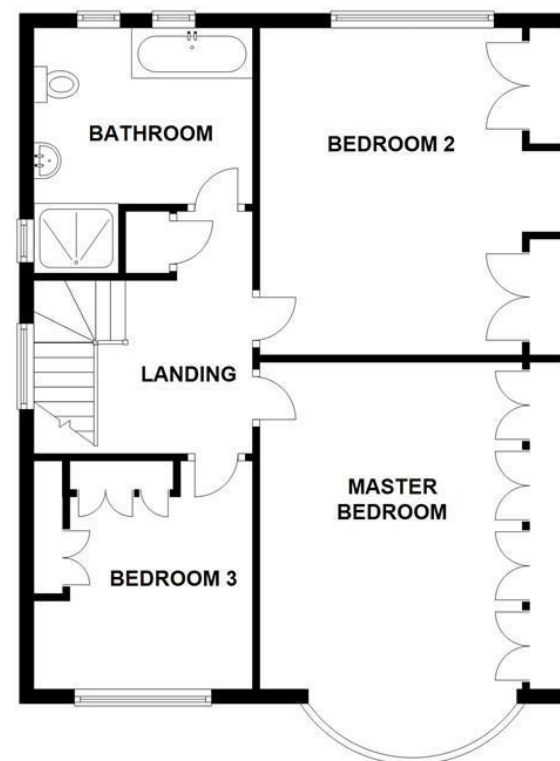
### GROUND FLOOR

APPROX. 103.1 SQ. METRES (1109.6 SQ. FEET)



### FIRST FLOOR

APPROX. 68.5 SQ. METRES (737.6 SQ. FEET)



TOTAL AREA: APPROX. 171.7 SQ. METRES (1848.1 SQ. FEET)

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