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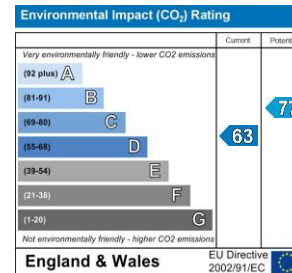
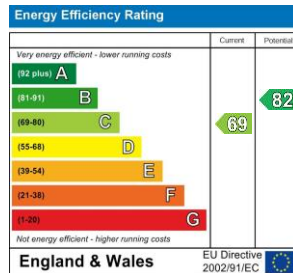
01737 814900 [www.bartlettcooke.co.uk](http://www.bartlettcooke.co.uk)







A spacious FOUR bedroom detached residence with a sizeable garden plot. The property has been the subject of a rear extension to provide a generous kitchen breakfast room. In addition there are THREE other reception rooms plus store, side lobby, downstairs WC and utility room. Externally there is parking and a part integral double garage. All is located in a cul de sac a short distance to Banstead Village and ideally suited for local schools



**£650,000 Freehold**

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## FRONT DOOR

Replacement front door with outside light giving access through to:

## ENTRANCE PORCH

1.52m x 1.17m (5'0 x 3'10)

Full height window to side and coving. Part glazed front door giving access through to:

## INNER ENTRANCE HALL

3.40m x 3.84m (11'2 x 12'7)

Open tread turn staircase rising to the first floor with understairs storage cupboard. Concealed radiator, coving and alarm control panel.

## DOWNSTAIRS WC

WC. Corner mounted wash hand basin with tiled splashback and coving.

## KITCHEN

4.78m x 3.05m (15'8 x 10'0)

Well fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a double sink drainer with mixer tap. Surface mounted four ring gas hob with extractor above. Fitted double oven and grill. Space for dishwasher and upright fridge freezer. 2x windows to rear, window to side and door to the side. Radiator and downlighters. Wood effect flooring.

## BREAKFAST AREA

3.15m x 3.12m (10'4 x 10'3)

Radiator, downlighters, work surface under which there are cupboards and drawers. Eye level cupboards above. Wood effect flooring.

## STORE

1.98m x 1.47m (6'6 x 4'10)

Window to side and continuation of the wooden flooring.

## UTILITY ROOM

2.69m x 1.75m maximum dimensions (8'10 x 5'9 maximum dimensions)

Work surface with sink drainer and mixer tap, below which there is space and plumbing for 2x domestic appliances. Eye level cupboards. Large storage cupboard with the gas central heating boiler. From here there is a connecting door to the garage.

## SIDE LOBBY

1.68m x 1.52m (5'6 x 5'0)

Connecting door and window to the side area. A further recess with shelving. Quarry tiled floor.

## DINING ROOM

3.30m x 3.28m (10'10 x 10'9)

Sliding patio doors to the rear. Serving hatch to kitchen. Coving and radiator. Double opening doors to:

## LOUNGE

6.71m x 3.66m (22'0 x 12'0)

Also accessed from the entrance hall. The room benefits from being double aspect. Window to front and sliding patio doors to the rear. There are 2x concealed radiators. Thermostat for central heating. Coving.

## STUDY

2.08m x 2.01m (6'10 x 6'7)

Radiator and window to front.

## FIRST FLOOR ACCOMMODATION

## LANDING

Reached by a turn staircase to a generous landing with access to loft void. Window to front. Linen cupboard, airing cupboard and radiator.

## BEDROOM ONE

4.37m x 3.66m (14'4 x 12'0)

The room benefits from having built in bedroom furniture comprising of fitted wardrobes, storage cupboards and dressing table. Window to rear and radiator.

## GENEROUS EN-SUITE BATHROOM

Coloured suite comprising of a panel bath with mixer tap and grab rails. Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity drawers below. Radiator, fully tiled walls, ceiling mounted extractor and an obscured glazed window to front.

## BEDROOM TWO

3.35m x 3.15m (11'0 x 10'4)

Window to rear, radiator, fitted wardrobes and small dressing table.

## BEDROOM THREE

3.35m x 2.90m (11'0 x 9'6)

Window to rear, radiator, fitted wardrobes and small dressing table.

## BEDROOM FOUR

2.69m x 2.69m (8'10 x 8'10)

Fitted wardrobes, window to front and radiator.

## FAMILY BATHROOM

Comprises of a white suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Obscured glazed window to front. Fully tiled walls, shaver point and illuminated mirror.

## OUTSIDE

## FRONT

There is a brick driveway suitable for parking two vehicles off street. A pathway provides access to the property's front door and continues to the side of the property to a wooden garden gate which gives access to the rear garden. Access to the rear garden can also be found to other side of the garage. To the front of the property there is an area of lawn flanked by mature flower and shrub borders.

## PART INTEGRAL DOUBLE GARAGE

5.49m x 4.95m (18'0 x 16'3)

Connecting door to the utility room. Window to the side. Meters, circuits, power and lighting. All is accessed via electronically controlled up and over door to the front.

## REAR GARDEN

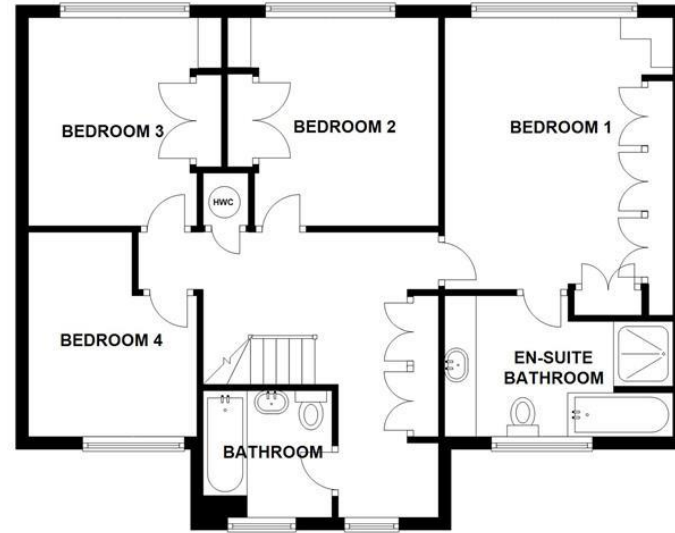
There is access from the kitchen, dining room and lounge to the rear of the property. There is an expansive patio benefiting from outside lighting and also an outside tap. This gives way to an area of level lawn flanked by mature flower, shrub borders and some mature trees. There is also a further patio towards the end of the garden. Water feature and a raised vegetable growing area. A good sized garden shed. Much of the garden benefits from outside lighting.



**GROUND FLOOR**  
APPROX. 119.6 SQ. METRES (1287.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 73.5 SQ. METRES (790.7 SQ. FEET)



TOTAL AREA: APPROX. 193.1 SQ. METRES (2078.5 SQ. FEET)