

**WILLIAMS  
HARLOW**

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## Upper Pines Banstead, Surrey SM7 3PZ

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT AN EXTENDED FIVE bedroom detached house in this very popular residential location, ideal for good local schools and mainline stations. The property benefits from an OPEN PLAN KITCHEN/DINER, lounge, downstairs shower room, garage, off street parking and large garden. **SOLE AGENTS.**

Asking Price £825,000 - Freehold



## ENTRANCE PORCH

Enclosed porch with double glazed door and windows to the side. Tiled floor. Giving access through to:

## FRONT DOOR

Giving access through to:

## ENTRANCE HALL

Staircase to the first floor. Radiator. Understairs storage cupboard housing fuse board and meters. Alarm control panel. Wood effect flooring.

## LOUNGE

4.65m x 4.24m (15'3" x 13'11")

Double glazed bay window to the front. Radiator. Coving. Inset log burner, wooden mantle and marble hearth.

## KITCHEN/DINING ROOM

4.39m x 7.52m (14'5" x 24'8")

## DINING AREA

( )

Double glazed patio doors leading to the rear garden. Downlighters. Contemporary wall mounted radiator. Wood effect flooring.

## KITCHEN AREA

( )

Roll edge work surface incorporating a stainless steel drainer. A comprehensive range of cupboards below the work surface including integral Bloomberg dishwasher and fridge. 2 x mid-level Bosch double electric ovens and a four ring Bosch gas hob with extractor above. A range of eye level cupboards. Double glazed window to the rear. Continuation of the wood effect flooring. Door giving access through to the:

## UTILITY AREA / LOBBY

3.42 x 1.20 (11'2" x 3'11")

Sink and eye level cupboards. Giving access to the:

## DOWNSTAIRS WC/SHOWER

Low level WC. Wash hand basin with storage below. Enclosed shower cubicle with power shower. Radiator. Obscured double glazed window to the side. Fully tiled walls and tiled floor. Extractor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Obscured glazed window to the side. Access to loft. Large airing cupboard with water tank and shelving for storage.

### BEDROOM ONE

4.19m x 3.63m (13'9" x 11'11")

Built in wardrobes. Double glazed window to the front. Radiator.

### BEDROOM TWO

4.09m x 3.56m (13'5" x 11'8")

Built in wardrobes. Radiator. Double glazed window to the rear.

### BEDROOM THREE

3.96m x 2.34m (13" x 7'8")

Double glazed window. Radiator.

### BEDROOM FOUR

3.31 x 2.34 (10'10" x 7'8")

Double glazed window to the rear. Radiator.

### BEDROOM FIVE

2.51m x 2.36m (8'3" x 7'9")

Double glazed window. Radiator.

## BATHROOM

### FAMILY BATHROOM

Panel bath. Low level WC with concealed cistern and storage to the side. Heated towel rail. Walk in shower. Wash hand basin with storage below. 2 x obscured glazed windows to the rear. Downlighters. Extractor.

## OUTSIDE

### FRONT

Driveway providing off street parking for approximately three vehicles and to the side an area of level lawn with flower borders.

### GARAGE/UTILITY AREA

5.74 x 2.34 (18'9" x 7'8")

Accessed via metal up and over door. Power and lighting. Newly replaced wall mounted gas boiler. An area at the rear of the garage is used as an utility and has plumbing and spaces for washing machine and tumble drier.

### REAR GARDEN

There is a large patio area immediately to the rear of the property with a step down to the remainder of the garden which is mainly laid to lawn with mature shrub and herbaceous borders. Useful side gate giving access to the front of the property.

## COUNCIL TAX

Reigate & Banstead Borough Council BAND F £3,126.38

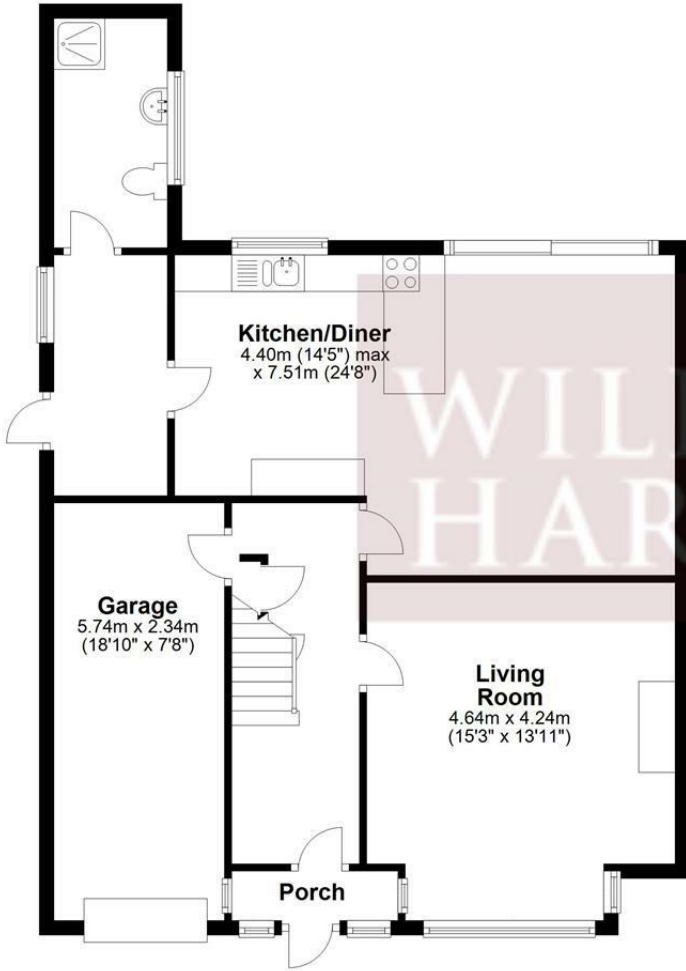


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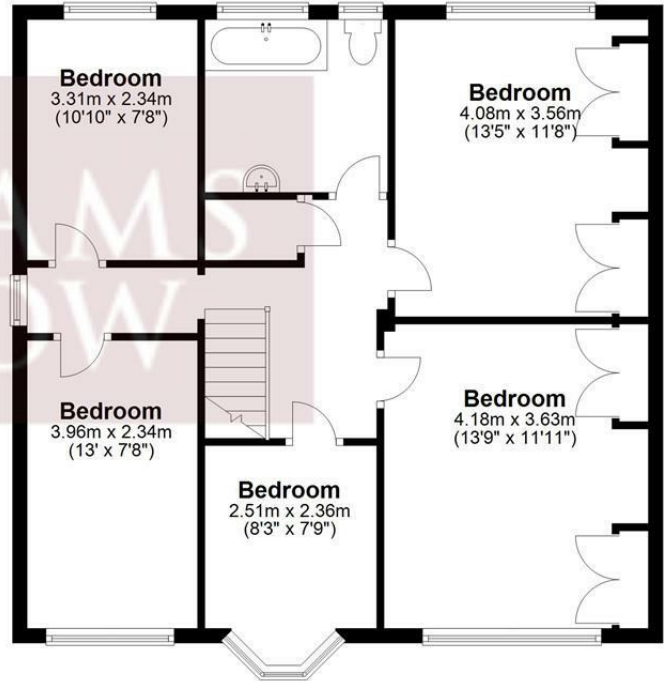
**Ground Floor**

Approx. 84.4 sq. metres (909.0 sq. feet)

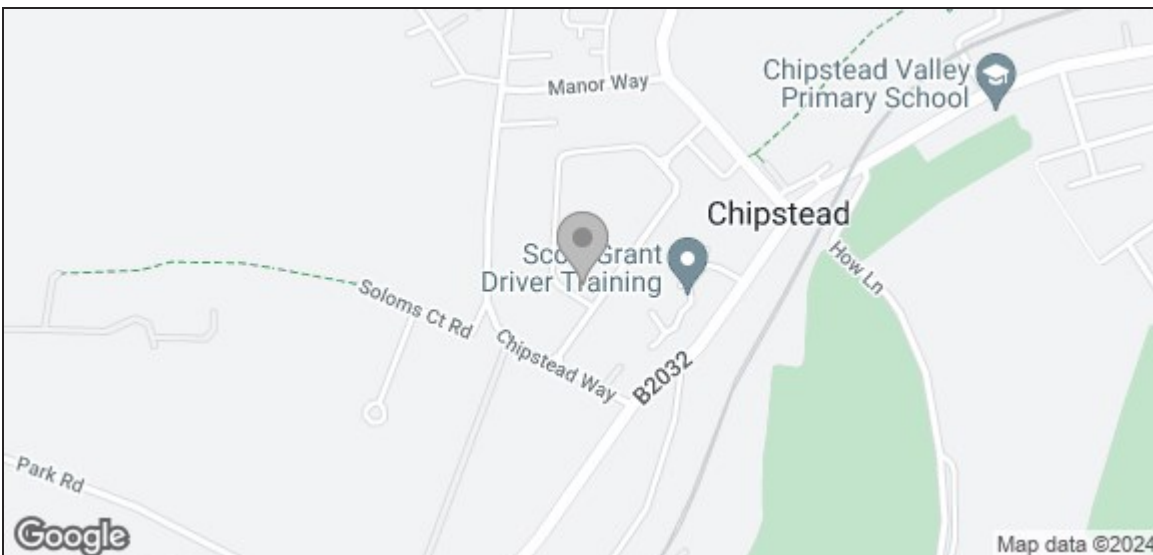


**First Floor**

Approx. 71.9 sq. metres (773.4 sq. feet)



Total area: approx. 156.3 sq. metres (1682.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	