



The Fieldings, Banstead, Surrey SM7 2HF


£700,000 - Freehold

6 3 3

**WILLIAMS
HARLOW**



PRICED TO SELL. An opportunity to acquire a deceptively spacious SIX bedroom detached with **THREE BATHROOMS** located in a gated residential cul-de-sac on the southern outskirts of Banstead Village, with easy access to the High Street and open countryside. The property benefits from three reception rooms, six bedrooms, three shower rooms, parking for three vehicles and a double garage. **SOLE AGENTS. VENDOR SUITED**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	









FRONT DOOR

Part glazed front door under pitch tiled canopy with outside light, giving access through to the:

ENTRANCE HALLWAY

Wood effect flooring. Stairs to the first floor. Coving. Thermostat for the central heating.

SITTING ROOM

Wood effect flooring. Fireplace feature with ornate wooden surround with marble hearth and inset electric flame effect fire. Bay window to the front. Coving. Large understairs storage cupboard. Archway opening through to the:

DINING ROOM

Double opening French doors with a pleasant outlook over the rear garden. Continuation of the matching wood effect flooring. Radiator.

KITCHEN

A range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. Integral dishwasher, wine rack, oven and grill. Surface mounted four ring induction hob with extractor above. Eye level cupboards with underlighting. Display cabinets. Part tiled walls and tiled floor. Radiator. Window to the rear. Archway opening through to the:

BREAKFAST ROOM

Three quarter height window to the rear. Radiator. Continuation of the matching tiled flooring. Doorway providing access through to the:

UTILITY ROOM

Range of work surface below which there are spaces for two domestic appliances. Eye level cupboard. Radiator. Wall mounted gas central heating boiler with time clock and switch gear below. Part tiled wall and tiled flooring. Part glazed door to the rear.

DOWNSTAIRS WC

Low level WC. Wash hand basin with vanity cupboard below. Obscured glazed window to the side. Radiator.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached by a straight staircase. Radiator. Coving. Stairs rising to the second floor.

MASTER BEDROOM

Window to the front. Coving. Radiator. Built in wardrobes providing useful hanging and storage. Door to:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap and vanity cupboards below. Obscured glazed window to the front. Radiator. Part tiled walls. Shaver point. Ceiling mounted extractor.

BEDROOM TWO

Window to the front. Radiator. Fitted wardrobes providing useful hanging and storage. Lift provides access to the one garages below. This can be removed at the reasonable request of the purchaser.

BEDROOM THREE

Window to rear. Radiator. Fitted wardrobe providing useful hanging and storage, further shelving to the side.

BEDROOM FOUR

Window to the rear. Built in wardrobes providing useful hanging and storage. Radiator.

RE-FITTED SHOWER ROOM

Large walk in shower with both rain shower and hand held attachment. Extractor. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Radiator. Half height tiling. Vinyl flooring. Obscured glazed window to the rear. Shaver point.

SECOND FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Access to loft void with pull down ladder and lighting.

BEDROOM FIVE

2 x velux windows to the rear. 2 x access to eaves storage. Radiator. An additional hot water tank.

BEDROOM SIX

Double aspect. 2 x velux windows to the rear and further window to the side. Radiator. Fitted wardrobes providing useful hanging and storage. Cupboard housing pressurized cylinder.

SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Shelving to the side. Radiator. Half height tiling. Ceiling mounted extractor. Shaver point. Velux window to the rear.

AGENTS NOTE

Recently the property has had an upgraded consumer unit for the electrical circuits, water softener and pull down ladder to the loft.

Please note - the lift from bedroom two can be removed at the reasonable request of the purchaser.

OUTSIDE

FRONT

There is a driveway providing off street parking for approximately three vehicles. Here you can access the property's front door. Recessed spotlights along the front outside and illuminates the area for visitors. There is a side gate providing useful access to the rear garden.

REAR GARDEN

There is a patio immediately to the rear of the property with outside lighting and

outside tap. The majority of the garden is laid to well manicured level lawn flanked by mature flower/shrub borders, some of which are raised.

DOUBLE GARAGE

Accessed via individual up and over doors, one of which is electric. Connecting door to the breakfast room to the rear. Power and lighting. One of the garages is currently converted into a hobbies room where there is a lift connecting to bedroom two.

COUNCIL TAX

Reigate & Banstead BAND G £3,725.60 2023/24

FROM THE OWNERS

Living here has been wonderful. We are surrounded by a lovely group of neighbours within a small private community. There is a secure village-type feeling which is exactly what we were looking for when we came here. The gates contribute to the sense of security and discourage any form of unexpected door knock.

We have enjoyed the tranquillity of living here without the limitations which usually accompany a peaceful environment. Being able to walk to Banstead village, the woods, or a range of beautiful open spaces; whilst at the same time being able to be on the M25 in minutes gives a wonderful balance.

We are only moving to be closer to my daughter and her family.

MAINTANENCE CHARGE

£569.47 per year



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

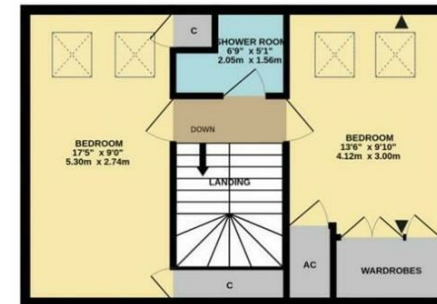
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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