

## Greenhayes Avenue Banstead, Surrey SM7 2JQ

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT - A deceptively spacious five bedroom semi detached property with accommodation arranged over three floors which offers two generous reception rooms, five bedrooms, three bathrooms plus parking to front and side. All is decorated to a very high standard throughout. **SOLE AGENTS.**

Offers In Excess Of £825,000 - Freehold



## FRONT DOOR

Replacement part glazed front door with windows either side.  
Outside lighting. Giving access through to:

## ENTRANCE HALLWAY

2.51m x 4.60m maximum (8'3 x 15'1 maximum)  
Stairs rising to the first floor. Wood effect flooring. Radiator.  
Downlighters. Time clock and thermostat for the gas central heating.

## LOUNGE

3.66m x 4.65m (12'0 x 15'3)  
Attractive bay window to front. Fireplace feature with stone surround and hearth with inset electric log burner. Radiator. Wood effect flooring. Coving.

## REAR RECEPTION ROOM

3.56m x 3.96m (11'8 x 13'0)  
Storage cupboard. Connecting door to the front reception.  
Fireplace feature with stone surround and hearth with inset electric log burner. Coving. Radiator. Wood effect flooring. Opening through to:

## KITCHEN/FAMILY ROOM

4.75m x 7.01m (15'7 x 23'0)  
Well fitted with a Bespoke hand built wooden kitchen units comprising of Quartz work surfaces incorporating a double Belfast sink with mixer tap and an additional hand held attachment. A comprehensive range of cupboards and drawers below the work surface. Full height fridge. Full height larder. Fitted oven and grill with fitted microwave above. Fitted dishwasher. Surface mounted five ring gas hob with extractor above. A central island/breakfast bar finished in Quartz with a comprehensive range of cupboards below. Two velux windows to side, three to the rear, further window to rear and bi-fold doors with integral blinds to the rear. All is set upon a tiled floor with underfloor heating. Downlighters. Eye level cabinet with display shelving.

## UTILITY ROOM

2.79m x 3.35m maximum (9'2 x 11'0 maximum)  
Window to front. Velux window to the side. Run of wooden work surface with a Belfast sink. Below the counter there are spaces for various domestic appliances. Wall mounted gas central heating boiler Eye level cupboards.

## DOWNSTAIRS SHOWER ROOM

Currently in the process of being completed by the present owner which will comprise of metro tiles, full height to the shower recess and half height in other areas with a walk in shower, low level WC and wash hand basin. There is a wall mounted extractor, downlighters and heated towel rail.

## STUDY/BEDROOM FIVE

2.74m x 2.36m (9'0 x 7'9)  
Bay window to front. Radiator. Downlighters.

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Coving. Downlighters. Stairs to the second floor.

## BEDROOM TWO

3.84m x 4.70m (12'7 x 15'5)  
Measured into bay window to the front. Radiator. Fireplace feature. Understairs storage cupboard.

## BEDROOM THREE

3.10m x 3.89m (10'2 x 12'9)  
Window to rear. Radiator. Downlighters Recess shelving. Access to a large eaves storage cupboard.

## BEDROOM FOUR

4.17m x 2.06m (13'8 x 6'9)  
Window to front and side. Radiator.

## BATHROOM

Claw and ball bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Fully tiled walls and tiled floor. Heated towel rail. Downlighters. Obscured glazed window to the side.

## SEPARATE WC

Half height tiling. Tiled floor. Low level WC with concealed cistern. Coving. Downlighter. Obscured glazed window to the side.

## SECOND FLOOR ACCOMMODATION

### SMALL LANDING

Built in eaves storage cupboard with hanging rail providing useful hanging and storage.

## MASTER BEDROOM

3.68m x 5.38m (12'1 x 17'8)  
With some restricted headroom. Velux window to side and velux window to the rear. Radiator. Downlighters.

## EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Claw and ball bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Velux window to side. Downlighters. Ceiling mounted extractor. Tiled walls and tiled floor.

## OUTSIDE

### FRONT

There is a herringbone brick driveway to the front of the property which provides parking for approximately 5 vehicles off street with flower/shrub borders to the side. The front door is located at the side of the property beyond which there is a wrought iron gate which gives useful side access to the:

### REAR GARDEN

19.51m length approximately (64'0 length approximately)  
Tastefully landscaped by the present owners. There is an elevated patio to the rear laid to ceramic tiles. Outside lighting, outside power and outside tap. The remainder of the garden is mainly laid to level lawn with attractive flower/shrub borders and mature cherry tree. Towards the end of the garden there is a summer house and a wooden garden shed.

### OUTSIDE CABIN

5 x 3 (16'4" x 9'10")  
With power and lighting can be used as an office or gym but currently used as an additional family area with T.V and bar

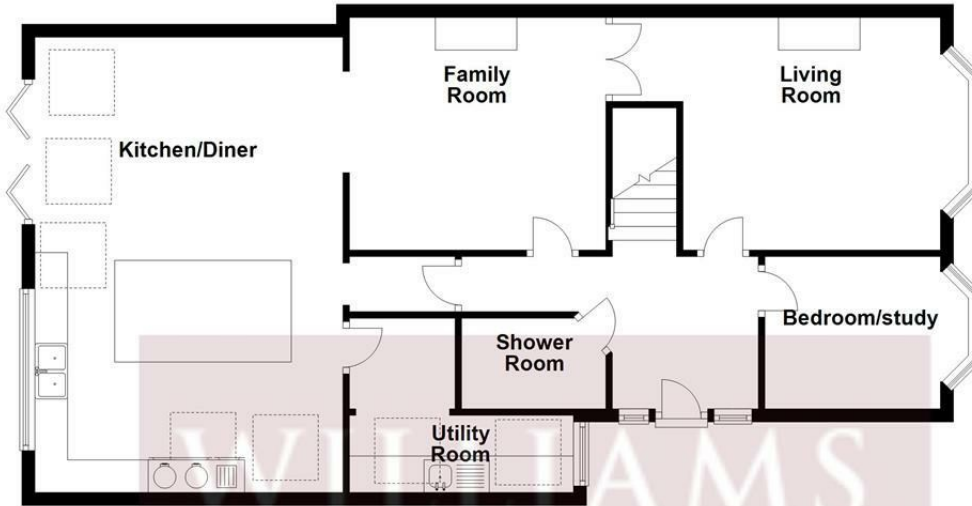


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

**WILLIAMS  
HARLOW**

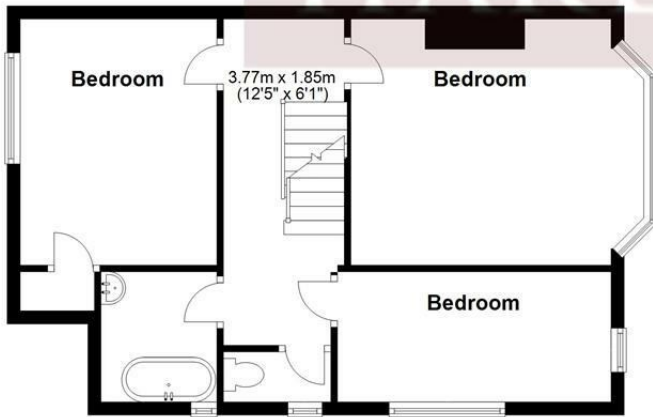
**Ground Floor**

Approx. 92.9 sq. metres (999.7 sq. feet)



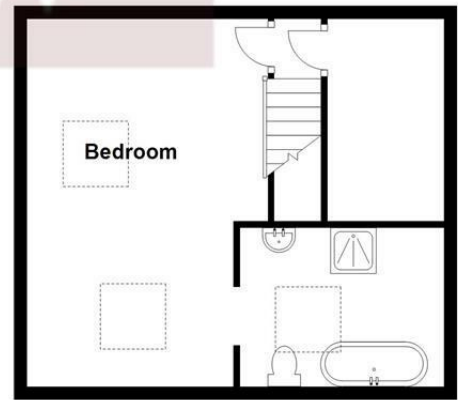
**First Floor**

Approx. 52.0 sq. metres (559.2 sq. feet)

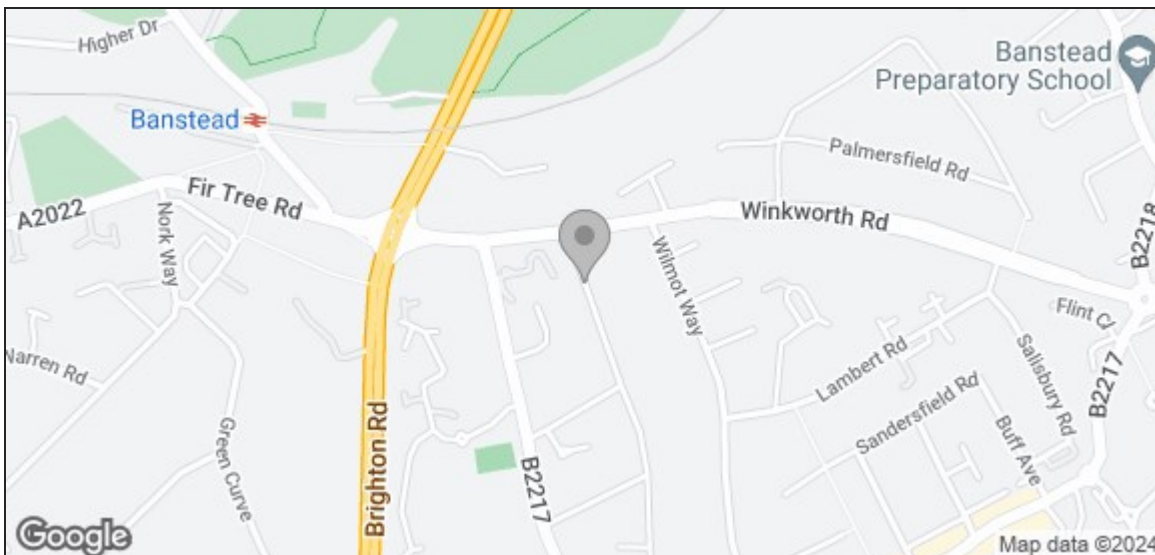


**Second Floor**

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 180.8 sq. metres (1946.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	72	
(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	