

**WILLIAMS
HARLOW**

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Yewlands Close Banstead, SM7 3DB

An opportunity to acquire a four bedroom semi detached home located in a quiet close within a short level walk of Banstead Village High Street. There are two reception rooms, off street parking for up to three vehicles and westerly aspect rear garden extending to 75ft approximately. **SOLE AGENTS. NO ONWARD CHAIN**

£780,000 - Freehold



FRONT DOOR

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

GENEROUS ENTRANCE HALL

Radiator. Turn staircase to the first floor with understairs storage cupboard. Further large cloaks cupboard. Radiator. Thermostat for the central heating.

DOWNSTAIRS WC

Low level WC. Pedestal wash hand basin with mixer tap. Obscured glazed window to the front. Shaver point and light. Coving. Half height tiling. Radiator/towel rail combination.

LOUNGE

Double aspect room with window to the front. Double opening French doors with windows either side to the rear. 2 x radiators. Coving. Wall lights.

DINING ROOM

Wood effect flooring. Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Wall lights. Coving.

KITCHEN

Fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Fitted oven and grill. Surface mounted electric hob with extractor above. Spaces for under counter fridge and dishwasher. Display cabinets. Radiator. Tiled floor. Part tiled walls. Wall mounted extractor. Window to the rear.

SIDE LOBBY

Connecting glazed door to the front. Window to the side. Coving. Archway opening through to the:

UTILITY ROOM

Run of work surface incorporating a stainless steel sink drainer with mixer tap, below which there is space for two domestic appliances. Glazed door and window to the rear. Wall mounted gas central heating boiler. Radiator.

FIRST FLOOR ACCOMMODATION

SPLIT LANDING

Window to the front and side. Access to the loft.

BEDROOM ONE

Window to the rear. Fitted wardrobes. Dressing table. Storage cupboard. Coving. Radiator.

BEDROOM TWO

Window to the front. Radiator. Fitted wardrobe.

BEDROOM THREE

Double aspect room. Window to the rear and side. Fitted wardrobes. Storage cupboards. Radiator. Coving.

BEDROOM FOUR

Window to rear. Radiator. Coving.

BATHROOM

A good sized bathroom which has been re-fitted. White suite with a panel bath. Low level WC. Wash hand basin with mixer tap and vanity drawer below. Fully enclosed shower cubicle. Heated towel rail. Fully tiled walls. Radiator. 2 x obscured glazed windows to the side. Ceiling mounted extractor. Additional radiator.

OUTSIDE

FRONT

There is an area of lawn with various flower/shrub borders with good hedging marking the front boundary.

PARKING

There is a driveway providing off street parking for up to three vehicles. To the side of which there is a useful side access to the front lobby and the rear garden.

REAR GARDEN

22.86m x 13.72m approx (75'0 x 45'0" approx)

Predominantly laid to level lawn flanked by mature flower/shrub borders. There is a pathway that runs towards the end of the garden. Ornamental garden pond. Mature trees and a good high edge at the rear affording a good degree of privacy. Towards the end of the garden there is a garden shed which has been converted to an office space with power.

COUNCIL TAX

Reigate & Banstead BAND F £3,228.85 2023/24



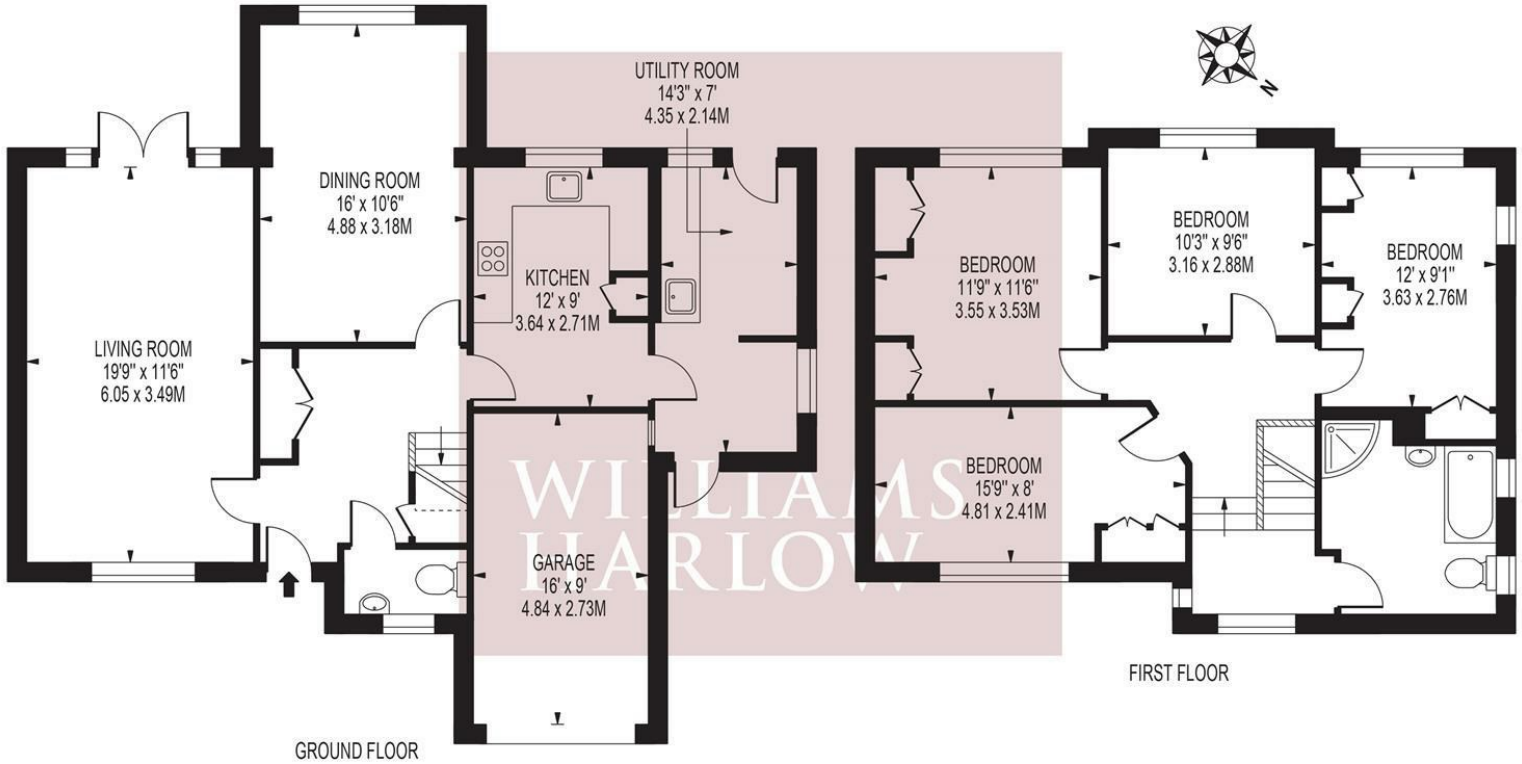
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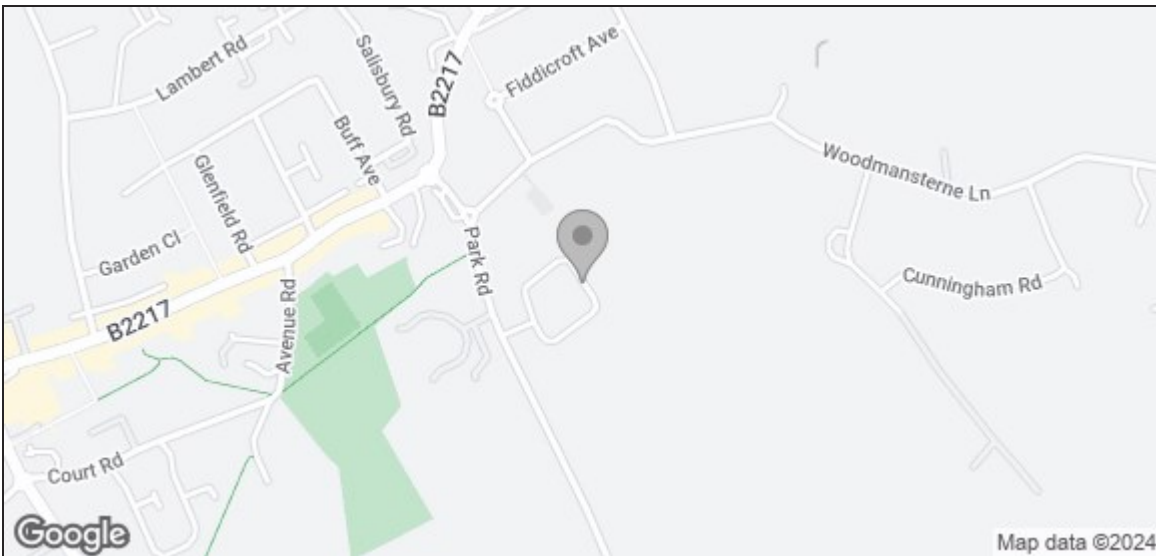
YEWLANDS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1439 SQ FT - 133.73 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 142 SQ FT - 13.21 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	