

**WILLIAMS  
HARLOW**

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## Buff Avenue Banstead, Surrey SM7 2DW

**\*VENDORS SUITED\*** WILLIAMS HARLOW ARE PLEASED TO OFFER A FOUR BEDROOM family home with accommodation arranged over three floors and **STUNNING PANORAMIC VIEWS ACROSS LONDON** from the master bedroom. There are four bedrooms, a lounge. **OPEN PLAN KITCHEN/BREAKFAST ROOM**, **TWO BATHROOMS**, downstairs WC and a dressing/study area. **OFF STREET PARKING FOR TWO VEHICLES** and attractive rear garden. All is a short stroll away from **BANSTEAD VILLAGE HIGH STREET** with an excellent range of local amenities and transport links. **VIEWING HIGHLY RECOMMENDED. SOLE AGENTS.**

Asking Price £700,000 - Freehold



## ENTRANCE PORCH

Accessed via double glazed front door with double glazed windows to the side. Quarry tiled floor. Giving access to the:

## FRONT DOOR

Hardwood front door with a glazed window to the side. Giving access through to the:

## ENTRANCE HALL

Stairs to the first floor landing. Understairs storage cupboard housing the fuse board and meters. Radiator. Wooden flooring.

## LOUNGE

Double glazed bay window to the front. Picture rail. Fireplace feature with tile mantle with brick surround and tiled hearth with inset gas flame effect fire. Radiator.

## OPEN PLAN KITCHEN/BREAKFAST ROOM

6.05 x 3.99 (19'10" x 13'1")

Straight edged wooden work surface incorporating a porcelain one and a half bowl sink with drainer. Spaces for dishwasher, washing machine and tumble dryer. A comprehensive range of cupboards and drawers below the work surface and eye level cupboards. An additional tall store unit housing a pull larder with shelving to the side. Space for a range oven with extractor above. Double glazed window to the window. Double glazed french doors giving access to the rear garden. Contemporary style radiator.

## DOWNSTAIRS WC

Low level WC with concealed cistern. Wash hand basin with mixer tap and storage cupboard below. Downlighters. Tiled flooring.

## FIRST FLOOR ACCOMMODATION

reached by a turn staircase to a:

## GENEROUS LANDING

Sweeping staircase leading to the second floor.

## BEDROOM TWO

Double glazed bay window to front. Radiator. Wall lights. A comprehensive range of built in wardrobes with sliding doors providing useful hanging and storage. Picture rail. Coving.

## BEDROOM THREE

3.99 x 3.40 (13'1" x 11'2")

Double glazed window to the rear. Coving. Picture rail. Radiator.

## BEDROOM FOUR

2.67 x 2.59 (8'9" x 8'6")

Double glazed window to the front. Radiator. Picture rail.

## FAMILY BATHROOM

Walk in shower cubicle with power shower. Low level WC. Bath. Pedestal wash hand basin with mixer tap. Obscured double glazed window to rear. Heated towel rail. Cupboard housing the central heating boiler and water tank. Tiled walls.

## SECOND FLOOR ACCOMMODATION

## STUDY/DRESSING AREA

Velux window to the front. Eaves storage.

## SHOWER ROOM

Walk in shower cubicle with thermostatic shower bar with both rain shower and hand held attachment. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Tiled floor. Skylight window.

## MASTER BEDROOM

Double glazed window to the rear and side enjoying stunning panoramic views over London. Radiator. Walk in wardrobe providing a good degree of hanging and shelving space. Further eaves storage. Reading area.

## OUTSIDE

### FRONT

There is a driveway providing off street parking space for two vehicles.

### REAR

16.76m x 6.40m approx (55'0" x 21'0" approx)

There is a large decked area immediately to the rear providing a great space for entertaining. There are steps down to the remainder of the garden which is mainly laid to lawn with some herbaceous borders, mature shrubs and hedges. There is an additional area of decking at the end of the garden and a garden shed.

## COUNCIL TAX

Reigate & Banstead BAND E £2,732.11 2023/24



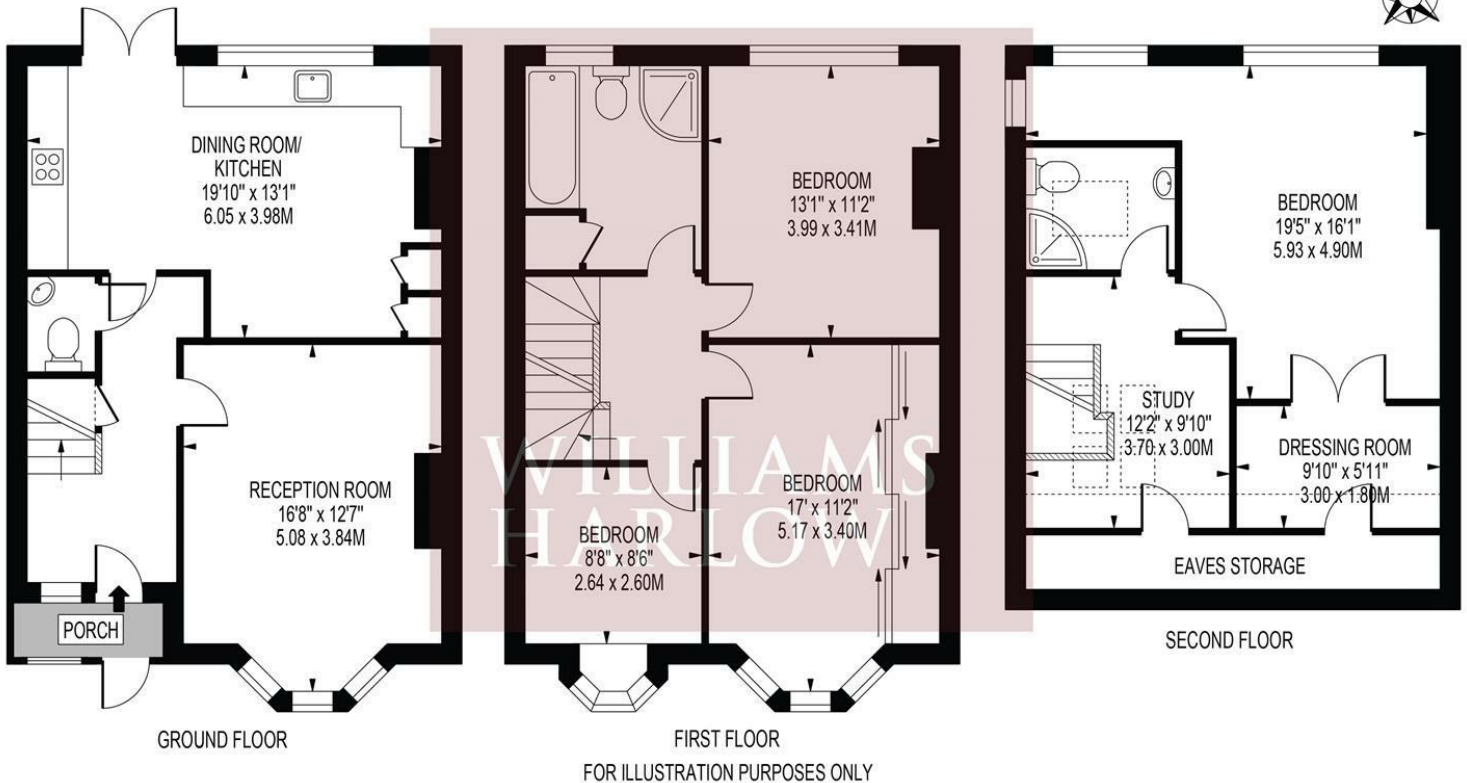
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

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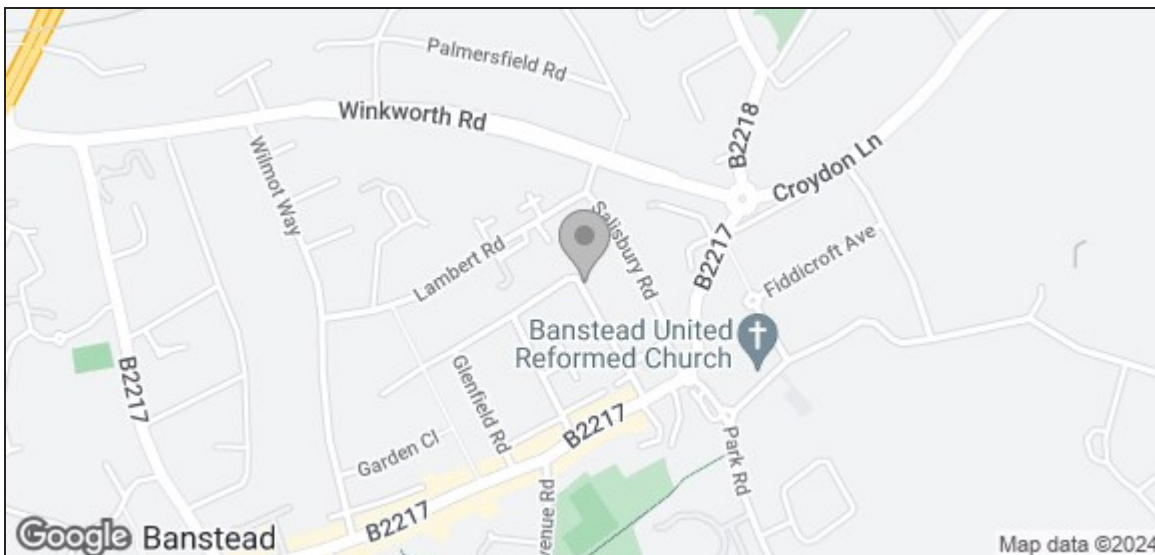
## BUFF AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1624 SQ FT - 150.83 SQ M**  
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **92 SQ FT - 8.54 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			80
(69-80) C		62	
(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	