

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a substantial detached house with sizeable family accommodation arranged over two floors, with sizeable gardens to the front and rear, plentiful parking and integral garage. FOUR RECEPTION ROOMS, SIX BEDROOMS, TWO UPSTAIRS BATHROOMS and all is within easy reach of good local schools, local shops, doctor surgery and Nork Park. SOLE AGENTS

Offers In Excess Of £900,000 - Freehold



FRONT DOOR

Wooden front door with obscured glazed windows either side under a recessed arched canopy with two outside coach lamps, giving access to a:

GENEROUS ENTRANCE HALLWAY

Stairs rising to the first floor to a galleried landing. Tiled flooring. Radiator. Access to an:

INNER LOBBY

Cloaks cupboard with further storage cupboard above. Matching tiled flooring.

DOWNSTAIRS WC

Low level WC with concealed cistern. Fully tiled walls and tiled floor. Corner mounted wash hand basin. Radiator. Ceiling mounted extractor.

SITTING ROOM

Attractive bay window to the front. Radiator. Wood effect flooring. 2 x ceiling roses. Ornate coving.

STUDY

Wood effect flooring. Bay window to the front. Radiator.

FAMILY ROOM

Double opening french doors with windows either side giving access to the rear garden. Ornate coving. Wood effect flooring. 2 x radiators.

BREAKFAST ROOM

Wood effect flooring. Downlighters. Window to the rear. Opening through to the:

RE-FITTED KITCHEN

Quartz work surfaces incorporating a sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral dishwasher, fitted double oven and grill with microwave above. Space for an upright fridge freezer. Surface mounted five ring gas hob with extractor above. Glazed door to the rear. Window to the rear. Wood effect flooring.

UTILITY AREA

Forms part of two rooms. One of which is behind the garage. One is off the kitchen. Run of work surfaces with various storage with space for domestic appliances.

WC

Low level WC. Corner pedestal wash hand basin. Fully tiled walls. Wood effect flooring. Radiator. Ceiling mounted extactor.

INTEGRAL GARAGE

Up and over door to the front. Power and lighting. Wall mounted gas central heating boiler. Meters and circuit breakers. Doors connect to both the utility area and study.

FIRST FLOOR ACCOMMODATION

GALLERY LANDING

Reached by a turn staircase with an attractive balustrade. Linen cupboard. Walk in shower. Access to loft void.

BEDROOM ONE

Window to the rear. Radiator.

BEDROOM TWO

Window to the front. Picture rail. Radiator.

BEDROOM THREE

Window to the front. Radiator. Ornate coving.

BEDROOM FOUR

Window to the front. Radiator.

BEDROOM FIVE

Window to the front. Radiator. Picture rail. Beamed ceiling.

BEDROOM SIX/BOX ROOM

Window to the rear and radiator.

BATHROOM

White suite. Panel corner bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Marble surface. Vanity cupboard and drawers below. Mirror, illuminated above. Storage shelves. Cabinet. Shaver point. Low level WC. Downlighters. Obscured glazed window to the rear. Recess with shelving. Radiator/towel rail combination. Tile effect flooring and fully tiled walls.

BATHROOM TWO

White suite. Panel bath with mixer tap and shower attachment, glass shower screen. Low level WC with concealed cistern. Vanity cupboards and drawers. Wash hand basin with mixer tap. Fully tiled walls and tiled floor. Heated towel rail. Mirrored cabinet. Wall mounted extractor.

OUTSIDE

FRONT

There is a driveway providing off street parking for up to 8 vehicles. Here you can access the front door and also the integral garage. There is useful side access to the:

REAR GARDEN

18.59m x 9.14m approximately (61'0 x 30'0 approximately)
There is a patio expanding the immediate rear width of the property benefitting from outside lighting. There is a stepping stone pathway to the remainder of the garden which is mainly laid to lawn with attractive flower/shrub borders and there is also a wooden summer house and greenhouse. Some mature conifers and fruit trees.

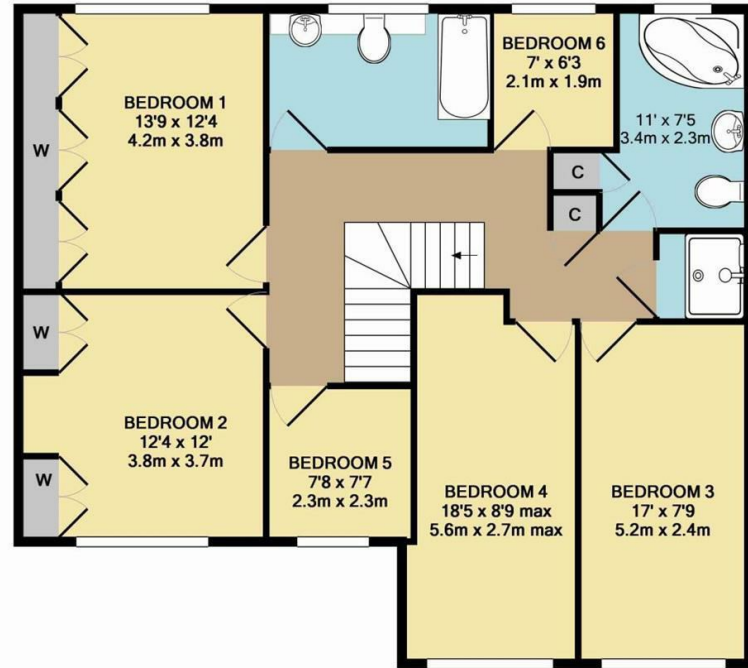
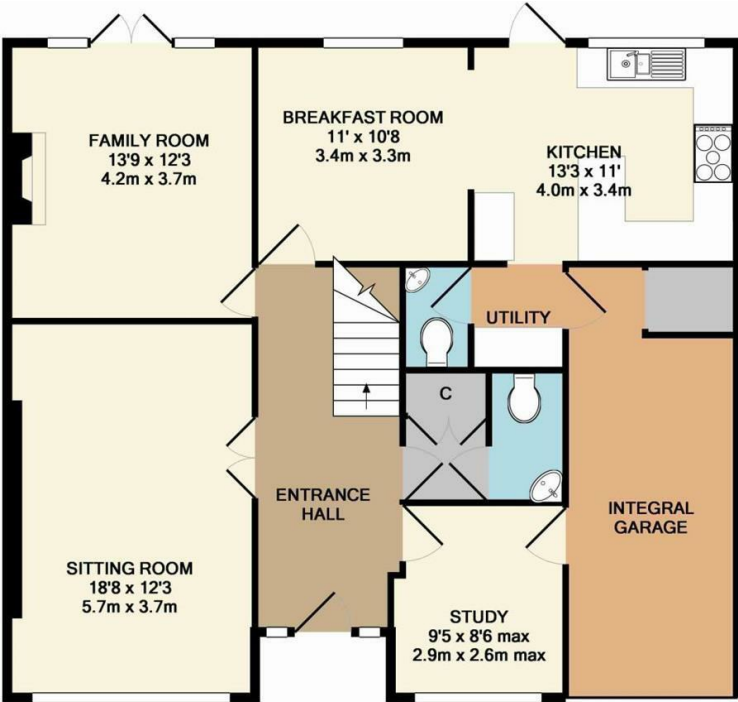
COUNCIL TAX

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

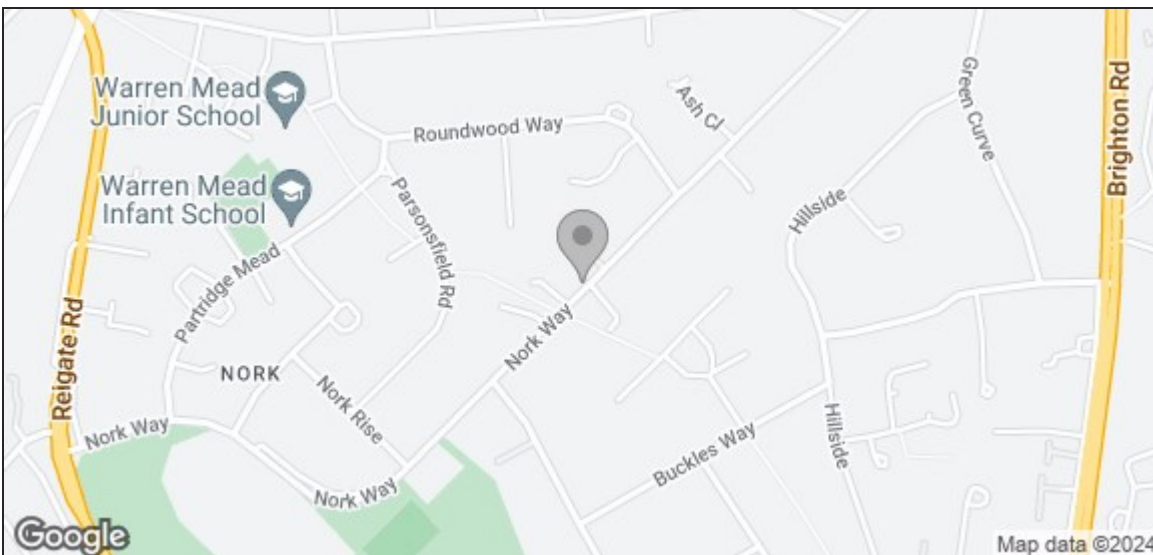


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TOTAL APPROX. FLOOR AREA 2201 SQ.FT. (204.5 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC