

Warren Road Banstead, Surrey SM7 1LA

An opportunity to acquire a sympathetically extended detached property offering **FOUR BEDROOMS, THREE RECEPTION ROOMS AND TWO BATHROOMS** over two floor with an attached garage and plentiful parking to the front. The property does require some internal finishing, however, affords the prospective purchaser the opportunity to improve to their own taste. The property is well located for Nork local shops, Banstead mainline station, local doctor surgery and excellent local schools. **SOLE AGENTS**

£895,000 - Freehold



FRONT DOOR

Replacement front door with stain glass windows on either side under recess entrance porch with lighting, giving access through to the:

ENTRANCE HALL

Turn staircase to the first floor. Radiator. Coving. Downlighter. Picture rail. Dado rail. Generous understairs storage cupboard housing meters and circuit breakers.

DOWNSTAIRS SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Obscured glazed window to the side. Tiled floor. Radiator.

LOUNGE

Bay window to the front. Radiator. Coving. Double opening glazed doors to the:

DINING ROOM

Sliding patio doors to the rear. Coving. Radiator. Connecting door to the:

STUDY

Fitted bookcases. Radiator. Window to the rear.

KITCHEN/BREAKFAST ROOM

Range of wall and base units. Roll edge marble work surfaces incorporating sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Spaces for various domestic appliances including an American Style Fridge Freezer. Fitted oven and grill. Surface mounted four ring gas hob and extractor above. Fitted microwave oven. Display cabinets incorporating a plate rack. Tiled floor. Connecting door to the side. Window to rear. Plinth heater. Large cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase to a good sized landing. Access to loft void. Downlighters.

MASTER BEDROOM

2 x velux windows either side. Sliding doors to the rear to a glazed Juliet balcony enjoying a pleasant outlook over the rear garden. Radiator.

BEDROOM TWO

Bay window to the front. Downlighters. Radiator.

BEDROOM THREE

Window to the rear. Radiator.

BEDROOM FOUR

Window to the front. Radiator.

FAMILY BATHROOM

High quality bathroom. Twin wash hand basins on marble plinth with wall mounted mixer taps. Vanity storage below. Free standing

bath with floor mounted mixer tap. Low level WC. Obscured glazed window to the side. Fully tiled walls. Tiled floor. Illuminated mirror. Downlighters. Ceiling mounted extractor. Heated towel rail.

OUTSIDE

FRONT

The property sits on a good sized garden plot. To the front of the property is an area of lawn and a pathway providing access to the front door. Various flower/shrub borders and good hedging.

PARKING

There is a driveway providing off street parking for up to three vehicles.

ATTACHED GARAGE

Up and over door to the front. Power and lighting.

To the side of which there is useful side access to the:

REAR GARDEN

20.12m x 13.11m approximately (66'0 x 43'0 approximately)

There is a patio expanding the immediate rear width. The central portion is laid to lawn interspersed by attractive flower/shrub borders and some mature trees. There is a further patio and pond feature towards the end of the garden and a wooden garden shed.

COUNCIL TAX

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

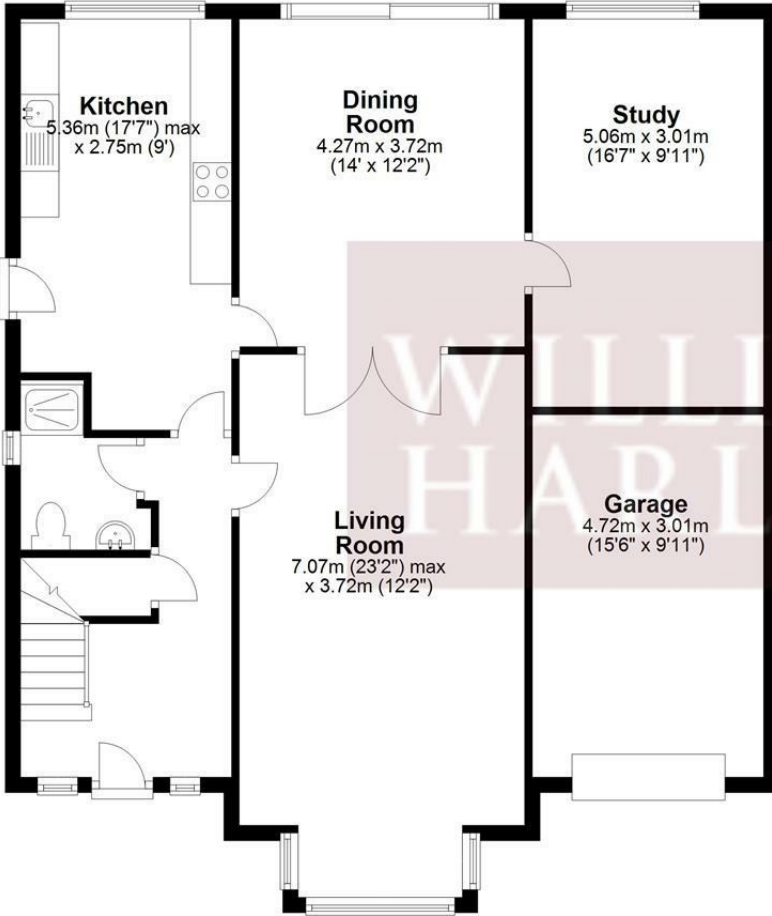


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**WILLIAMS
HARLOW**

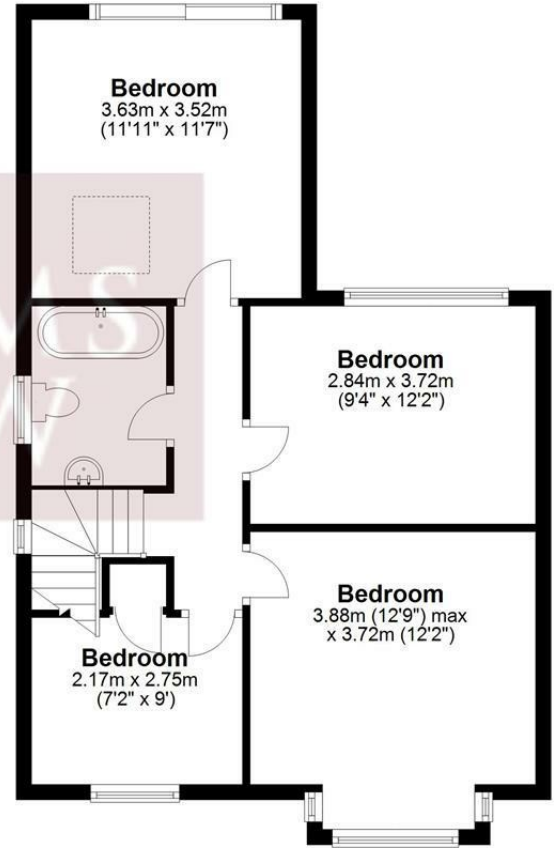
Ground Floor

Main area: approx. 85.0 sq. metres (914.8 sq. feet)
Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)

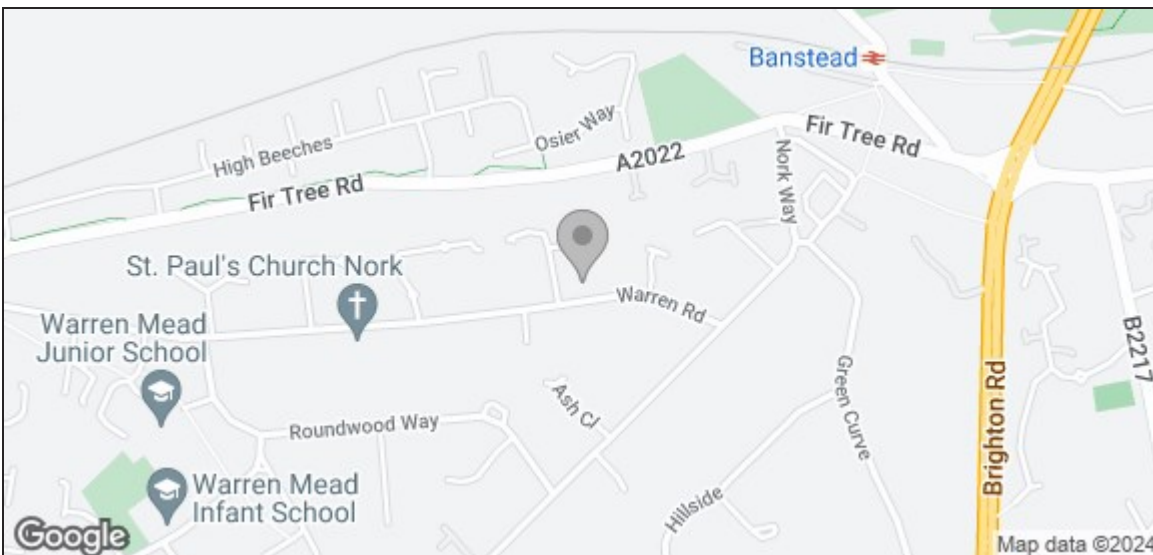


First Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



Main area: Approx. 140.2 sq. metres (1509.4 sq. feet)
Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	