

## Shrubland Road Banstead, SM7 2ES

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire an EXTENDED FOUR BEDROOM, TWO BATHROOM family home in BANSTEAD VILLAGE. Completely refurbished by the current owners, this DETACHED MODERN home is presented with an open-plan layout providing both excellent entertainment space alongside separate living areas providing a more formal ambience. A short walk into Banstead Village and a stone's throw away from vast open countryside, this leafy residence offers a versatile lifestyle. SOLE AGENTS

Asking Price £795,000 - Freehold



## FRONT DOOR

Front door within an open porch with outside light giving access through to:

## ENTRANCE HALL

Amtico flooring. Radiator. Stairs rising to the first floor with understairs storage cupboard. Obscured glazed window to the side.

## SITTING ROOM

Large bay window to the front with fitted shutters. Radiator. Amtico flooring. Coving. Downlighters.

## DINING AREA

Feature wall. Continuation on the Amtico flooring. Concealed radiator. Central feature light.

## KITCHEN

Accessed from the dining room or entrance hall. Double glazed French double opening doors giving access to the rear garden. A range of wall and low level kitchen units. Rolled edge work top with matching wall splashback. Black granite sink and drainer. Induction hob with extractor above. Fitted double electric fan oven. Extractor fan. Fitted dishwasher. Space for an American style fridge freezer. Double glazed window overlooking the rear garden. Continuation of the Amtico flooring. Concealed radiator. Downlighters. Coving.

## UTILITY ROOM

Double glazed window to the side. Black granite sink and drainer. Plenty of storage. Radiator. Space for washing machine.

## DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Boiler. Continuation of the Amtico flooring. Part tiled walls. Small obscured double glazed window to the side.

## OFFICE

Large double glazed window to the rear. Radiator. Continuation of the Amtico flooring. Central feature light. Coving. Feature wall. Connecting door to the integral garage.

## FIRST FLOOR ACCOMMODATION

### LANDING

Obscured double glazed window to the side. Airing cupboard with shelving and houses the mega flow unit. Large obscured double glazed window to the rear. Concealed radiator.

### MASTER BEDROOM

Large double glazed bay window with fitted shutters. Radiator. A range of fitted wardrobes. Dressing table area with mirror above. Coving.

### EN-SUITE

Enclosed shower cubicle with rainfall shower head. Low level WC. Bidet. Wash hand basin with mixer and ample storage below. Large double glazed window to the front with fitted shutters. Extractor fan. Downlighters. Heated towel rail.

## BEDROOM TWO

2 x large double glazed window to the rear and window to the side. Fitted wardrobes. Fitted desk. Radiator. Coving. Central feature light.

## BEDROOM THREE

Large double glazed window to the rear overlooking the rear garden. Fitted wardrobes. Coving. Radiator. Central feature light.

## BEDROOM FOUR

Large double glazed window with fitted shutters to the rear. Window to the side. Fitted wardrobes. Central feature light. Radiator.

## FAMILY BATHROOM

Bath with rainfall shower above and glass shower screen. Low level WC. Wash hand basin with mixer tap with ample storage below. Mirrored cupboard above. Fully tiled. Part tiled walls. Heated towel rail. Large obscured double glazed window to the rear. Extractor fan.

## OUTSIDE

### FRONT

The front is paved with a large central flower/shrub bed and a driveway providing off street parking. Access to the integral garage. There is potential to extend the driveway further to provide off street parking for up to four vehicles.

### INTEGRAL GARAGE

Accessed via a manual up and over door to the front. Power. Lighting. Shelving racks. Fuse board. Space for a tumble dryer. Free standing fridge freezer.

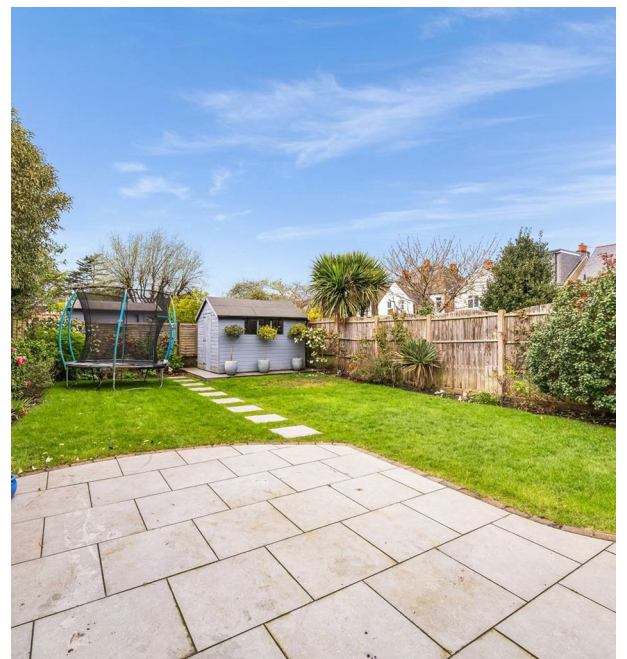
### WESTERLY ASPECT REAR GARDEN

15.85m x 9.75m (52 x 32)

There is a patio area immediately to the rear with the remainder of the garden is laid to level lawn with flower/shrub borders. There is a central footpath which gives access to the end of the garden where there is a large garden shed. Useful side access to the front. Outside lighting. Fencing on all boundaries.

### COUNCIL TAX

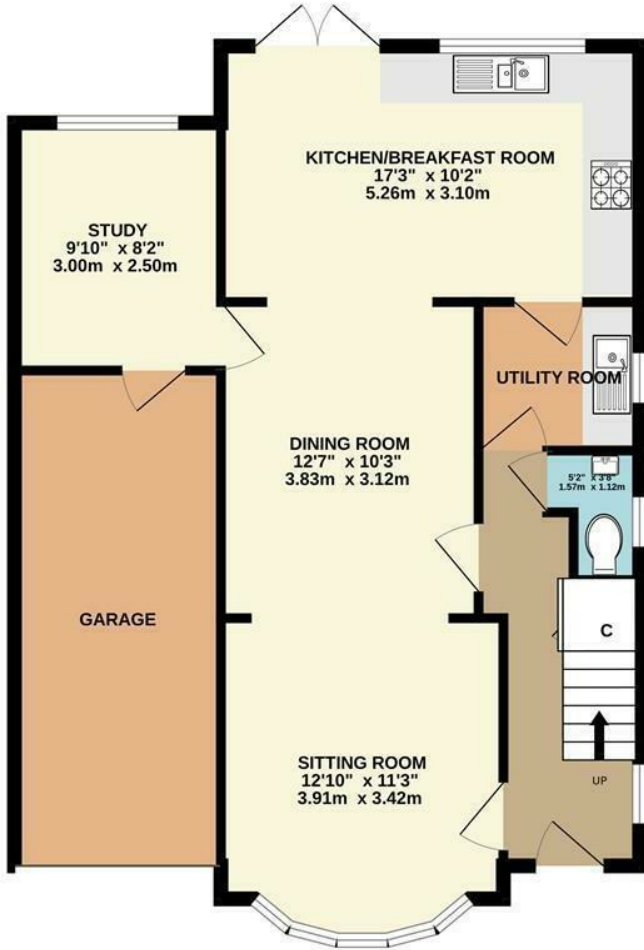
Reigate & Banstead BAND F £3,379.06 2024/25



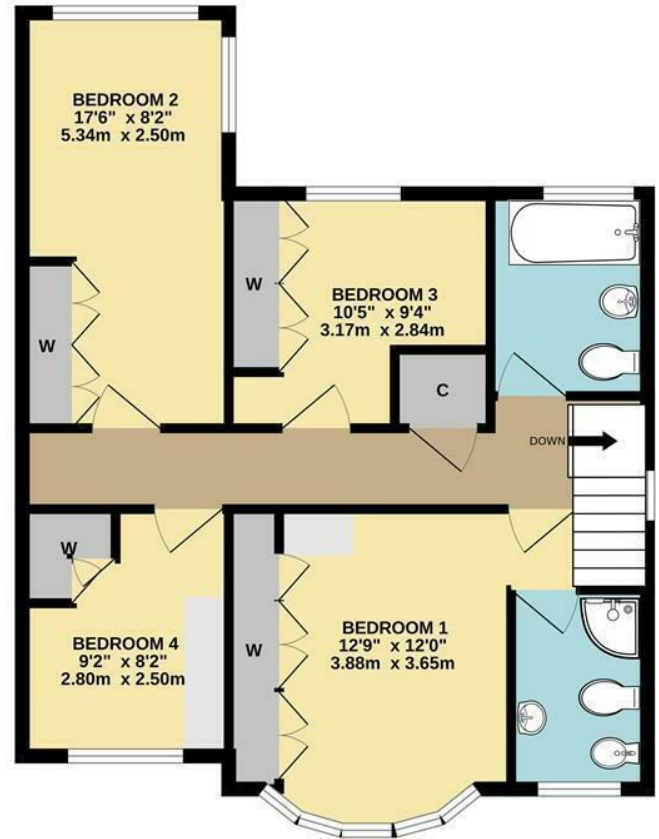
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**WILLIAMS  
HARLOW**

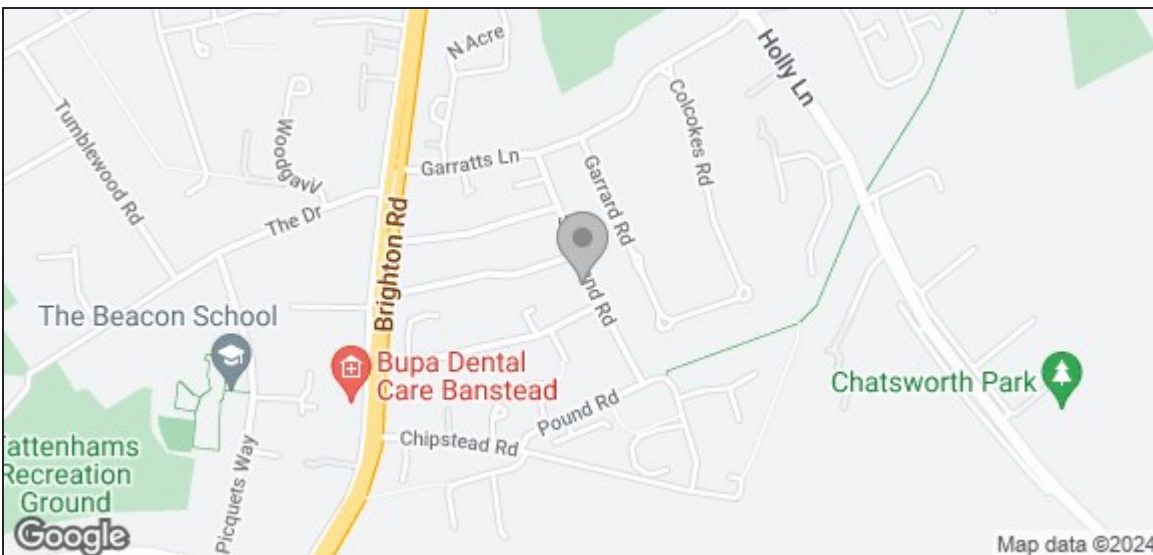
**GROUND FLOOR**  
809 sq.ft. (75.2 sq.m.) approx.



**1ST FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.1 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	