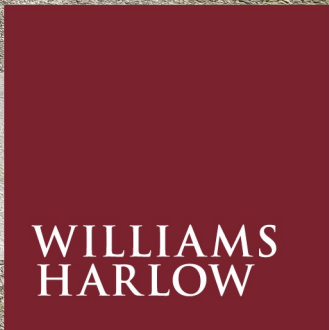




Bolters Lane, Banstead, Surrey SM7 2AF  
Offers In Excess Of £799,950 - Freehold





A rare opportunity to acquire a substantially extended semi detached home (double storey to the side and a single to the rear), requiring some modernisation and a separate ground floor self contained annex with its own independent access. The main property has five bedrooms and two bathrooms. There is parking for up to six vehicles on a private driveway to the front. All is within a very short walk of Banstead Village High Street. SOLE AGENTS.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		75	82
EU Directive 2002/91/EC			









## ENTRANCE PORCH

Outside security lighting. Tiled floor. Windows to the side. Giving access to the:

## FRONT DOOR

Part glazed front door giving access through to the:

## ENTRANCE HALL

Stairs to the first floor. Radiator. Understairs storage cupboard. Coving.

## FRONT RECEPTION ROOM

Ceiling rose. Coving. Wooden flooring. Fireplace feature with wooden surround, stone hearth and an inset gas flame effect fire. Radiator.

## LIVING ROOM

Coving. Ceiling rose. Fireplace feature with brick surround and tiled hearth. Radiator. Opening through to the:

## DINING AREA

Double opening French doors with windows either side to the rear. Skylight window. Exposed wooden flooring. Wall lights. Opening through to the:

## KITCHEN

Large kitchen with a comprehensive range of roll edge work surfaces. Cupboards and drawers below the work surface and eye level cupboards. Fitted oven and grill. Surface mounted four ring electric hob with extractor above. Free standing gas double oven, grill and hob. Further space for domestic appliances. Skylight window. Downlighters. Connecting glazed door and window to the rear. Tile effect flooring. Coving. Doorway providing access through to the:

## SELF CONTAINED ANNEX

The annex has its own independent doorway to the front of the property with an entrance porch with glazed door and outside lighting. There is a further door which provides access to the:

## BEDROOM

Window to the front. Radiator. Doorway to the:

## EN-SUITE SHOWER ROOM

Enclosed shower cubicle. Pedestal wash hand. Low level WC. Tiled

floor and tiled walls. Radiator. Obscured glazed window to the side. Wall mounted extractor.

## INNER LOBBY

Connecting door to the main house off which there is a:

## KITCHEN

Roll edge work surface incorporating a stainless steel sink drainer with mixer tap. Free standing fridge freezer, washing machine and gas oven, grill and hob. Eye level cupboards. Downlighters. Obscured glazed window to the side. Part tiled walls. Wood effect flooring.

## LOUNGE

Skylight window. Double opening glazed doors with windows either side giving access to the rear. Exposed wooden flooring. Cupboard housing the gas central heating boiler.

## FIRST FLOOR ACCOMMODATION

## LANDING

Reached by a split staircase. Coving. Access to the loft void.

## BEDROOM ONE

Window to the front. Radiator. Large in built storage cupboard.

## BEDROOM TWO

Window to the rear. Radiator. A comprehensive range of built in wardrobes providing useful hanging and storage. These also comprise of a dressing table, bedside cabinet, radiator and window to the rear.

## BEDROOM THREE

Window to the front. Radiator. Wall light.

## BEDROOM FOUR

Window to the rear. Radiator. Coving. Door to the:

## EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Pedestal wash hand basin. Low level WC. Fully tiled walls. Wall mounted electric heater. Obscured glazed window to the side. Tiled floor.

## BEDROOM FIVE

Window to front. Radiator. Coving.

## MAIN BATHROOM

Bath with mixer tap and shower attachment. Linen cupboard. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Obscured glazed window to the rear. Shaver point.

## SEPARATE WC

Half height tiling. Low level WC. Obscured glazed window to the rear.

## OUTSIDE

### FRONT

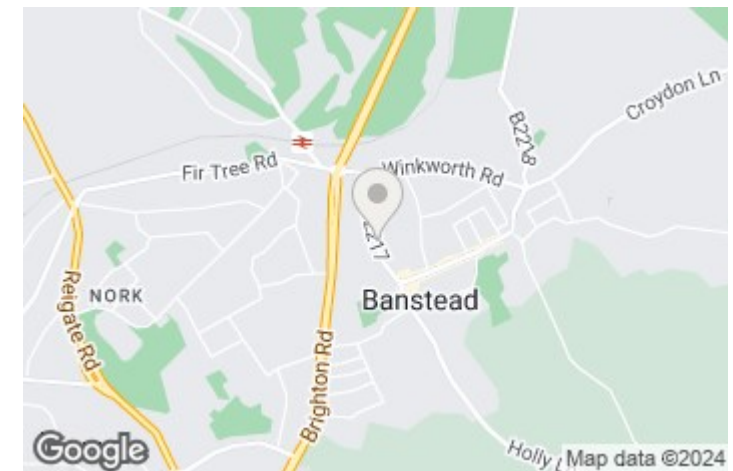
The property has an expansive front garden which is principally laid out in pea shingle which can comfortably provide parking for up to six vehicles. There are some mature trees, area of lawn and flower/shrub borders. Here you can access the front door of the main property and also the annex. There is useful side access to the:

### REAR GARDEN

13.72m x 10.97m approximately (45'0 x 36'0 approximately)  
There is a patio expanding the immediate rear width of the property with outside tap and outside security light. There is a curved pathway which levels lawn either side. Various flower/shrub borders and a further paved area towards the end of the garden under a pergola and a wooden garden shed.

## COUNCIL TAX

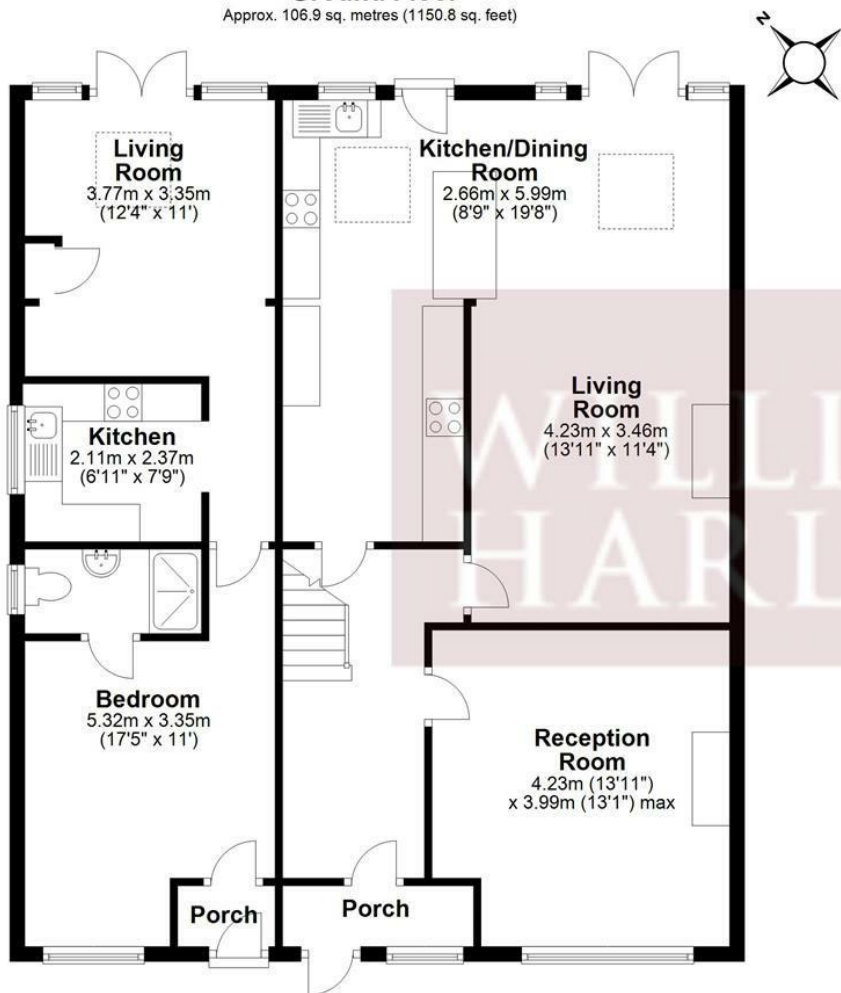
Reigate & Banstead Borough Council BAND F £3,379.06 2024/25



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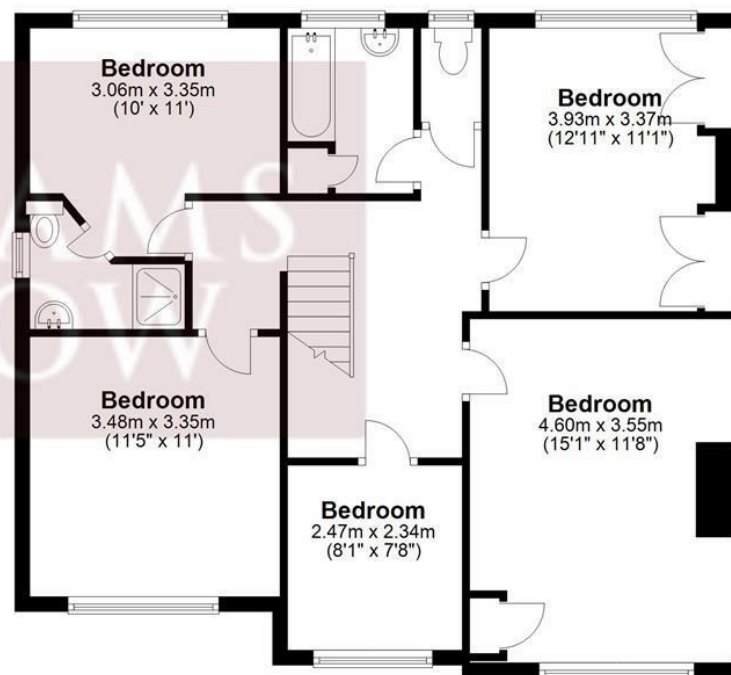
### Ground Floor

Approx. 106.9 sq. metres (1150.8 sq. feet)



### First Floor

Approx. 77.5 sq. metres (833.8 sq. feet)



Total area: approx. 184.4 sq. metres (1984.7 sq. feet)

