



Fir Tree Road, Banstead, Surrey SM7 1NG
Offers In Excess Of £925,000 - Freehold



**WILLIAMS
HARLOW**



An opportunity to acquire a sympathetically extended 1920 detached home with a southerly aspect rear garden offering **FOUR RECEPTION ROOMS & FOUR GOOD SIZED BEDROOMS**. The property is within an easy walk of Banstead mainline train station, local shops at Nork Way and excellent local schools. Gas central heating. Double glazing. Parking for up to 8 cars and an attached garage. **SOLE AGENTS**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	











A four bedroom detached house from the 1930's convenient for Banstead B.R. Station and local amenities with no chain, two reception rooms, kitchen, conservatory, double glazing, gas central heating, garage, off-street parking.

GENEROUS ENTRANCE PORCH

Accessed via a part glazed door. Tiled floor. 2 x obscured glazed windows either side. Downlighters.

FRONT DOOR

Glazed front door with obscured glazed windows either side, giving access through to a:

GENEROUS ENTRANCE HALLWAY

Turn staircase rising to the first floor accommodation. Hive heating control. 2 x radiators. Picture rail. Dado rail. Part panelled walls. Downlighters. Wood effect flooring. Skylight window.

DOWNSTAIRS WC

WC. Wash hand basin with mixer tap and cupboard below. Obscured glazed window to the front. Wall mounted extractor. Downlighters. Wooden flooring. Heated towel rail.

SITTING ROOM

Well proportioned room enjoying a pleasant outlook over the rear garden. Radiator. Downlighters. Picture rail. Fireplace feature with inset shelving. Wood effect flooring.

DINING ROOM

Fireplace feature. Downlighters. Picture rail. Radiator. Double opening French doors with windows either side which give access to the:

CONSERVATORY

Windows on three sides under a solar glass roof with third height brickwork. All enjoys a pleasant outlook over the rear garden. Wood effect flooring. Radiator. Wall lights.

STUDY

Window to the front. Wood effect flooring. Radiator. Downlighters. Cupboard housing the gas central heating boiler. Radiator.

KITCHEN/BREAKFAST ROOM

Fitted to a very high standard comprising of work surfaces incorporating a 1 1/2 bowl sink drainer. There are a comprehensive range of cupboards and drawers below the work surface. Integral dishwasher. Fitted oven and grill. Surface mounted four ring gas hob with chimney extractor above. A comprehensive range of eye level cupboards and display cabinets which benefit from underlighting. Tiled floor. Radiator. Part tiled walls. Downlighters. Window to the rear. Part glazed door to the rear.

ATTACHED GARAGE

A good sized garage with electronically controlled up and over door to the front. To the rear of the garage there is an area set aside for utility purposes where there is a space for an upright fridge freezers and further domestic appliances. AGENTS NOTE - this area could be converted with ease adaption into a downstairs shower room.

FIRST FLOOR ACCOMMODATION

LANDING

Obscured glazed window to the side at the half landing. Access to loft void with in-built ladder. Downlighters.

BEDROOM ONE

2 x ranges of built in wardrobes providing useful hanging and storage. Window to the rear. Radiator. Picture rail.

BEDROOM TWO

Window to the rear. Radiator. Picture rail.

BEDROOM THREE

Window to the front. Radiator. Picture rail.

BEDROOM FOUR

Window to the front. Radiator. Airing cupboard housing insulated cylinder.

BATHROOM

White suite. Panel bath with mixer tap and independent shower

above the bath with handheld attachment and rain shower, concertina glass shower screen. Pedestal wash hand basin. Obscured glazed window to the side. Heated towel rail. Fully tiled walls. Tiled floor. Panelled ceiling.

OUTSIDE

FRONT

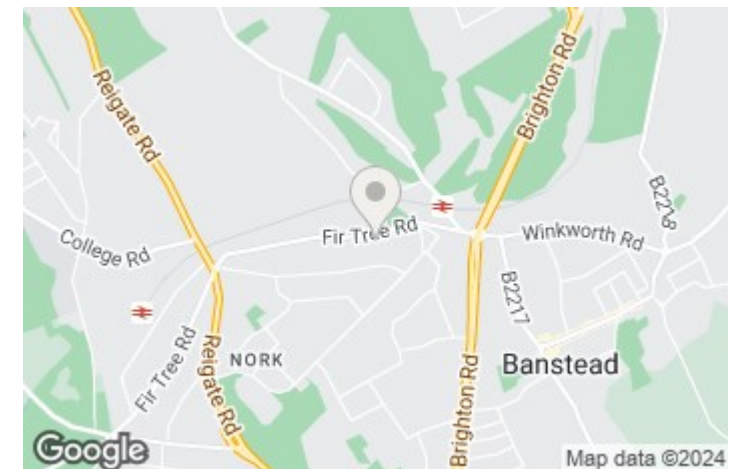
The front of the property is mainly hard landscaped and an expansive drive laid to stone chippings. Here you can park up to 8 vehicles. Here you can access the garage, front door and a wooden garden gate to the side leads to the rear garden. All is accessed via five bar gate to the front. Outside lighting and outside tap.

SOUTHERLY ASPECT REAR GARDEN

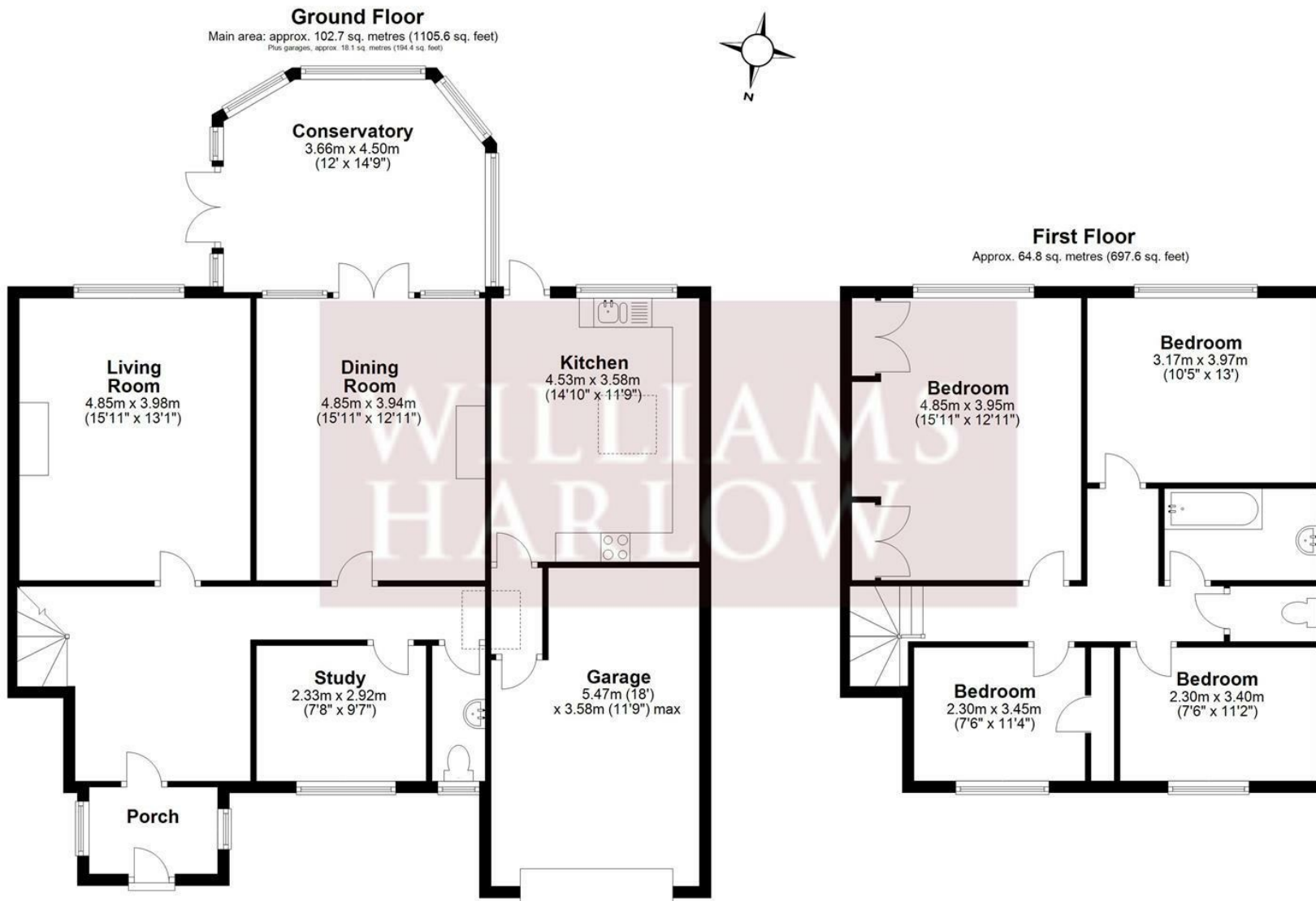
14.94m x 18.29m approximately (49'0 x 60'0 approximately) There is a patio expanding two areas either side of the conservatory. The garden benefits from having outside lighting, outside tap and outside power. The remainder of the garden is laid to level lawn flanked by mature flower/shrub borders. Towards the end of the garden there is a wooden garden shed and an rockery feature.

COUNCIL TAX

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



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Main area: Approx. 167.5 sq. metres (1803.1 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.4 sq. feet)

