



Parsonsfield Road, Banstead, Surrey SM7 1JS

Guide Price £825,000 - Freehold



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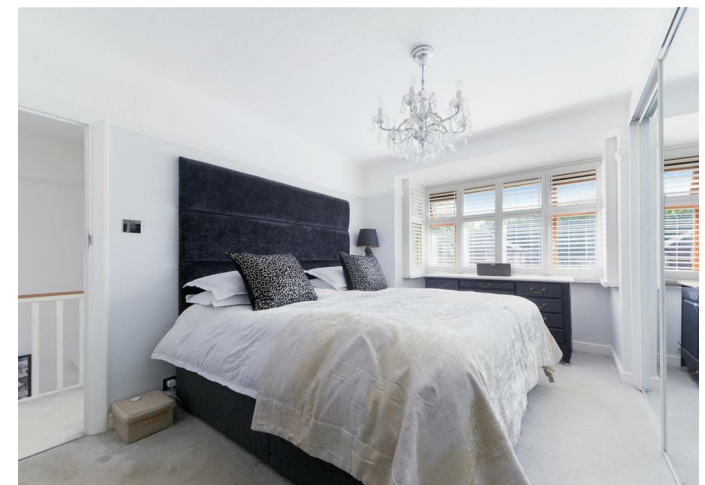


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**WILLIAMS
HARLOW**



A very attractive and creatively extended character semi detached home providing four bedrooms, two bathrooms with private off street parking to the front and immaculate gardens extending to approximately 82 feet. The property has been meticulously maintained and improved by the present owners. There is Karndean flooring throughout the ground floor. The property also has the additional benefit of being within walking distance of local shops, Banstead mainline train station and good local schools. **SOLE AGENTS**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		73	84
EU Directive 2002/91/EC			









FRONT DOOR

Stain glass insert and obscured glazed window to the side under tiled porch with inset lighting, giving access through to the:

ENTRANCE HALLWAY

Stairs rising to the first floor with attractive balustrade. Panelled walls. Concealed radiator. Picture rail. Downlighter. Concealed cupboard housing the gas meter.

LIVING ROOM

Attractive bay window to the front with fitted shutters. Media cabinet with cupboards below. Coving. Downlighters. Radiator. Picture rail.

KITCHEN/DINING ROOM

Fitted to an exceptionally high standard comprising of white Quartz work surfaces incorporating a 1 1/2 bowl sink drainer with a zip tap providing permanent hot water and filtered cold water. A comprehensive range of cupboards and drawers below the work surface including pan drawers. Integrated dishwasher. A comprehensive range of eye level cupboards benefitting from underlighting. Surface mounted Neff induction hob with contemporary Neff extractor above. 2 x slide and hide Neff ovens and warming drawer. Full height Neff fridge. Towards the dining side of the kitchen there is a further run of work surface again with cupboards and drawers below which incorporating a wine cooler and eye level cupboards. Full height Neff fridge freezer. Radiator. Coving. Downlighters. Window to the rear. Double opening doors with windows either side and above providing access to the rear garden.

UTILITY ROOM

Roll edge work surfaces incorporating a sink with mixer tap with cupboards below, useful full height cupboards, eye level cupboards and shelving. Wall mounted gas central heating boiler (with a 3 year guarantee remaining). Window to the side. Part tiled walls. Coving. Downlighters. Alarm control panel. Doorway providing access through to the:

DOWNSTAIRS SHOWER ROOM

Fitted to an exceptionally high quality comprising of a walk in shower with large glass screen with both rain shower and hand held attachment. Wash hand basin with mixer tap and vanity drawers below.

Low level WC. Wall mounted cabinet. Fully tiled walls and tiled floor. Wall mounted extractor. Downlighters. Illuminated mirror. Heated towel rail.

BEDROOM FOUR

Window to the front with fitted shutters. Radiator. Downlighters. Picture rail.

FIRST FLOOR ACCOMMODATION

LANDING

Reached via a turn staircase with panelling. Window to the side with fitted shutter. Access to loft. Picture rail. Part panelled walls.

BEDROOM ONE

Attractive bay window to the front with fitted shutters. Coving. Picture rail. Radiator. A comprehensive range of built in wardrobes with sliding mirrored doors providing useful hanging and storage.

BEDROOM TWO

Window to the rear with shutters. Radiator. Coving. Picture rail. Fitted wardrobes with sliding mirrored doors providing useful hanging and storage.

BEDROOM THREE

Bay window to the front. Radiator. Picture rail.

SHOWER ROOM

Fitted to an extremely high standard. Fully tiled walls and floor with travertine benefitting from underfloor heating. Walk in shower with both rain shower and hand held attachment. Low level WC. Wash hand basin with mixer tap with shelf below. Downlighters. Obscured glazed window to the rear. Heated towel rail.

OUTSIDE

FRONT

Tastefully landscaped by the present owners which provides an area of well manicured lawn edged in brick with laurel hedge marking the front boundary There is a low rise brick retaining wall.

PARKING

There is private driveway providing parking for three cars which has

recessed lighting and outside power.

There is useful side access to the:

REAR GARDEN

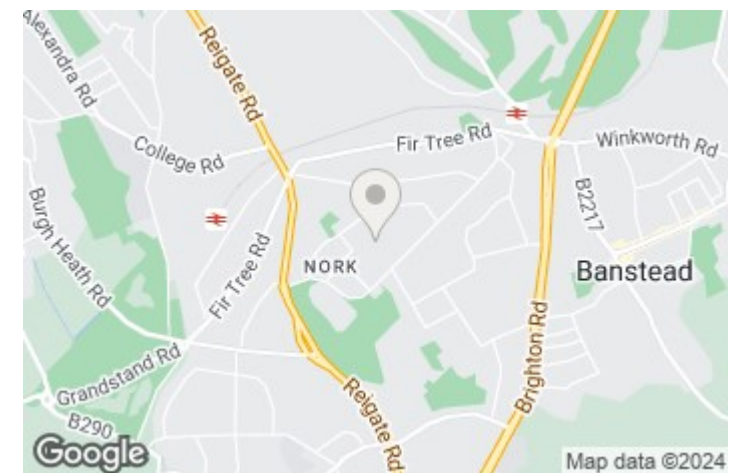
25.10m x 7.92m approximately (82'4 x 26'0 approximately)
There is a covered verandah immediately to the rear of the property with three good sized brick pillars supporting a tiled roof above. This area is accessible from the kitchen/dining room. Lighting, outside tap and outside power. Beyond this there is a large patio with two well stocked raised planters with steps up to the remainder of the garden which is principally laid to a well manicured area with a central level lawn flanked by an array of mature flower/shrub borders and some mature trees. There is a laurel hedge behind which there is a wooden garden shed.

GARDEN ROOM

Accessed via double opening doors to the front with a further window to the side. Brick construction under a pitched tiled roof with power and lighting and a hardwired internet connection. This area is ideal for a home office.

COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



Banstead Office

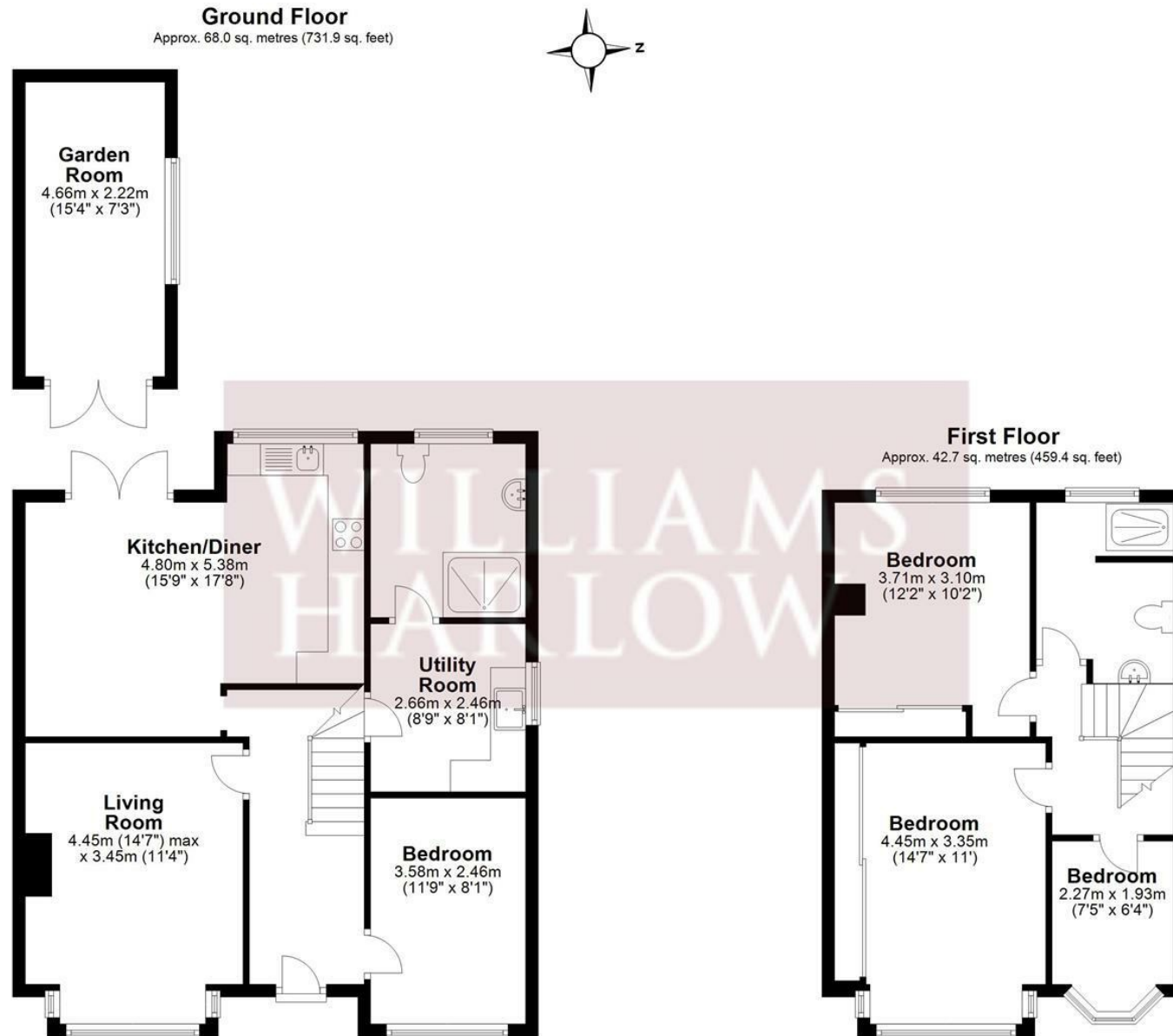
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Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

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