



North Acre, Banstead, Surrey SM7 2EG


£895,000 - Freehold



**WILLIAMS
HARLOW**



Located in a very popular residential cul-de-sac of other similar detached homes, this sympathetically extended five bedroom detached house occupies a corner plot position, offering one of the largest gardens within the development with a high degree of privacy. The property has adaptable accommodation over two floors and benefits from a downstairs large bedroom which could be converted to an annex or studio with adjoining bathroom, two good sized reception rooms and a fully re-fitted kitchen. The property has five parking spaces to the front plus a double garage. **SOLE AGENTS**

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









FRONT DOOR

A replacement part glazed front door with outside lighting which gives access to the:

ENTRANCE HALL

Wood effect flooring. Window to the side. Large cloaks cupboard. Stairs rising to the first floor. Radiator. Downlighter. Coving.

LIVING ROOM

Window to the front. Radiator. Fireplace feature with marble surround and hearth. Wood effect flooring. Panelled wall. Coving. Doorway providing access through to the:

DINING ROOM

Bi-fold doors enjoying a pleasant outlook over the rear garden. Continuation of the wood effect flooring. Radiator. Coving. 2 x velux windows to the rear. Downlighters. Radiator. Opening through to the:

KITCHEN/BREAKFAST ROOM

Excellent sized re-fitted kitchen comprising of a modern range of wall and base units with granite work surfaces incorporating a sink drainer with mixer tap. A comprehensive range of soft closed cupboards and drawers below the work surface with an integral dishwasher. Concealed bin storage. Surface mounted induction hob with extractor above. A comprehensive range of eye level soft closed cupboards. 2 x built in oven and grills with full height storage on either side. Space for American style fridge freezer. Radiator. Downlighters. Part tiled walls. Time clock and switch gear for the gas central heating. Large velux window to the rear. Downlighters. Wood effect flooring. Breakfast bar. Understairs storage cupboard. Connecting door from here to the lounge, bedroom five and the garage.

BEDROOM FIVE

This room has a multitude of purposes and could be well converted into an annex or studio. Full height glazed door to the rear. Coving. Downlighters. Wood effect flooring. 2 x radiators. Doorway providing access through to the:

SHOWER ROOM

Large walk in shower with wall mounted shower. Wall mounted extractor. Fully tiled walls and tiled floor. Heated towel rail. Obscured glazed window to the side. Radiator. Wash hand basin with mixer tap and cupboard below.

UTILITY ROOM

Part glazed door to the side. A run of work surface with sink below which there is space for two domestic appliances. Gas central heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft. Coving. Downlighter. Airing cupboard.

BEDROOM ONE

Window to the front. Radiator. Coving. Ranges of built in wardrobes with storage cupboard above providing useful hanging and storage. Wood effect flooring.

BEDROOM TWO

Window to the front. Radiator. Wood effect flooring. Fitted wardrobe with further storage cupboard above. Coving.

BEDROOM THREE

Window to the rear with a pleasant outlook over the rear garden. Radiator. Wood effect flooring. Wall mounted bookcases. Fitted wardrobe with storage cupboard above.

BEDROOM FOUR

Window to the rear enjoying a pleasant outlook over the rear garden. Coving. Radiator. Wood effect flooring.

BATHROOM

Panel bath with mixer tap and an independent shower above the bath with glass shower screen. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Shaver point. Radiator. Ceiling mounted extractor.

SEPARATE WC

Low level WC. Wood effect flooring. Obscured glazed window to the side.

OUTSIDE

ATTACHED DOUBLE GARAGE

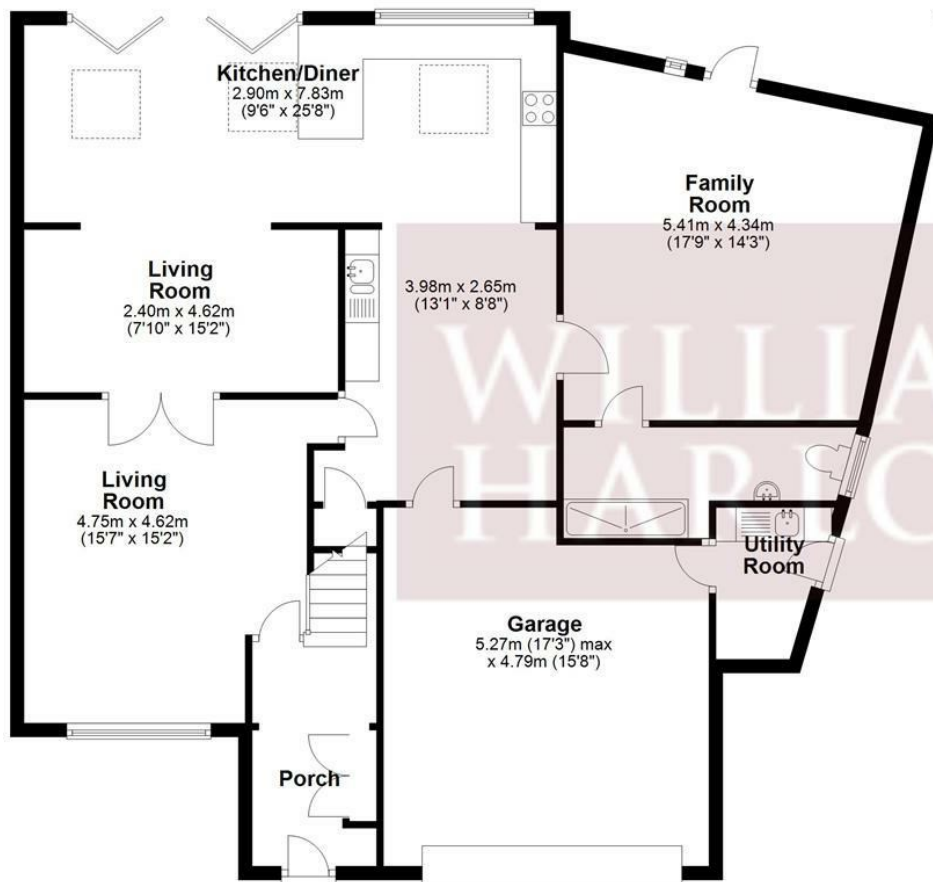
Up and over door to the front. Power and lighting. Gas and electric meters. Consumer unit. Connecting door to the kitchen.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

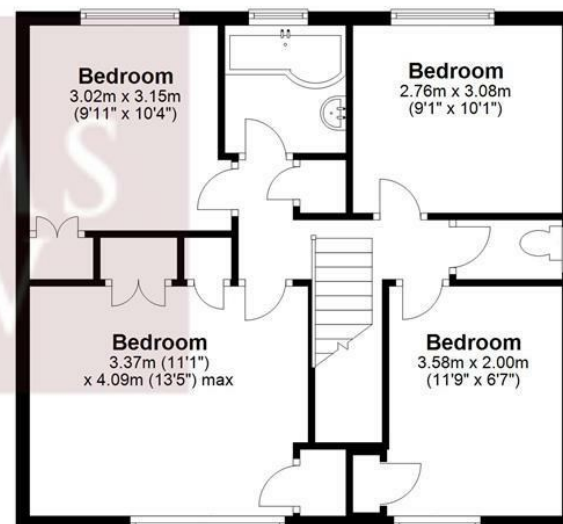
Ground Floor

Main area: approx. 109.3 sq. metres (1176.0 sq. feet)
Plus garages, approx. 23.2 sq. metres (250.1 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



Main area: Approx. 167.5 sq. metres (1802.5 sq. feet)

Plus garages, approx. 23.2 sq. metres (250.1 sq. feet)

