

Lakers Rise Banstead, Surrey SM7 3LA

SOLD BY WILLIAMS HARLOW A deceptively spacious family home offers five bedrooms and two bathrooms over three floor and has attractive rear gardens extending to approximately 108 feet. The property with over 1,400 square feet has the benefit of a completely re-fitted kitchen, an attractive conservatory to the rear, double glazing and gas central heating. The property is within easy reach of excellent local schools, local shops and miles of open countryside.

Guide Price £550,000 - Freehold



FRONT DOOR

Replacement front door under recess with outside lighting, giving access through to the:

ENTRANCE HALLWAY

Wooden flooring. Radiator. Storage cupboard. Turn staircase rising to the first floor. Window to the front. Cupboard housing meters.

LOUNGE/DINING ROOM

'L' shaped room with wooden flooring. Fireplace feature with inset gas flame effect fire with wooden mantle and granite hearth. 2 x radiators. The room benefits from being double aspect with window to the front and window to the side.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap. Wall mounted recently replaced gas central heating boiler. Obscured glazed window to the rear. Tiled walls.

RE-FITTED KITCHEN

A high quality re-fitted kitchen comprising of high gloss work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral dishwasher, Fitted oven and grill. Fitted microwave oven. Spaces for upright fridge freezer and washing machine. Surface mounted four ring induction hob with extraction above. Full height pull out cupboards and also a corner carousel unit. Downlighters. Glass splashbacks. Wood effect flooring. Downlighters. From here there is a walk way and opening through to the:

CONSERVATORY

Windows on three side and a full height glazed door to the side all under a glazed room with a pleasant outlook over the rear garden. Matching wood effect flooring to the kitchen. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with wooden tread. Window to the side. Turn staircase rising to the second floor.

BEDROOM ONE

Window to the front benefits from an elevated position with countryside views. Radiator. A comprehensive range of built in wardrobes.

BEDROOM TWO

Window overlooking the rear garden. Radiator. Built in wardrobes providing useful hanging and storage. Further storage cupboard to the side suitable for airing purposes with a time clock and switch gear for the heating.

BEDROOM THREE

Window to the front with elevated views overlooking countryside. Fitted wardrobe. Radiator.

RE-FITTED SHOWER ROOM

Fully enclosed large shower cubicle with wall mounted shower. Wash hand basin with mixer tap and drawers below. Low level WC with concealed cistern. Heated towel rail. Obscured glazed window to the rear. Wall mounted extractor. Tiled floor.

SECOND FLOOR ACCOMMODATION

LANDING

Storage cupboard housing the megaflo system. Obscured glazed window to the side.

BEDROOM FOUR

Windows enjoying a pleasant outlook over the rear garden. Radiator.

BEDROOM FIVE

Double aspect room with velux windows either side. Built in wardrobes. Access to eaves storage. A comprehensive built in bedroom furniture comprising of storage cupboards, work surfaces and chest of drawers, ideal for media storage.

RE-FITTED BATHROOM

Panel whirlpool bath incorporating a heater and an independent shower above the bath with a mirror. Wash hand basin with mixer tap and drawers below. Low level WC with concealed cistern. Obscured glazed window to the rear. Wall mounted extractor. Radiator. Wood effect flooring. LED recessed lighting.

OUTSIDE

FRONT

There is an area of lawn with a pathway which provides access to the front door located to the side of the property. Beyond which there is a wooden garden gate which provides access to a:

SIDE AREA

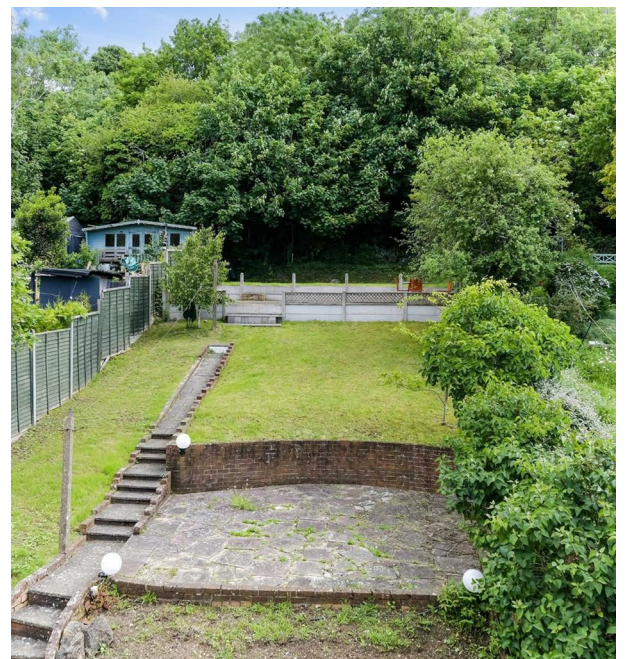
Brick built store. Principally paved and gives way to the:

REAR GARDEN

32.92m x 9.14m approximately (108'0 x 30'0 approximately) There is a patio immediately to the rear of the property with an in-built seating area. This area benefits from having an outside tap. There are steps up to the first tier of the garden, principally paved with lighting and various planters. The pathway continues to a further area of lawn to the top of the garden again laid to lawn. All backs directly onto woodland and fine views back towards the house and countryside beyond.

COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



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.

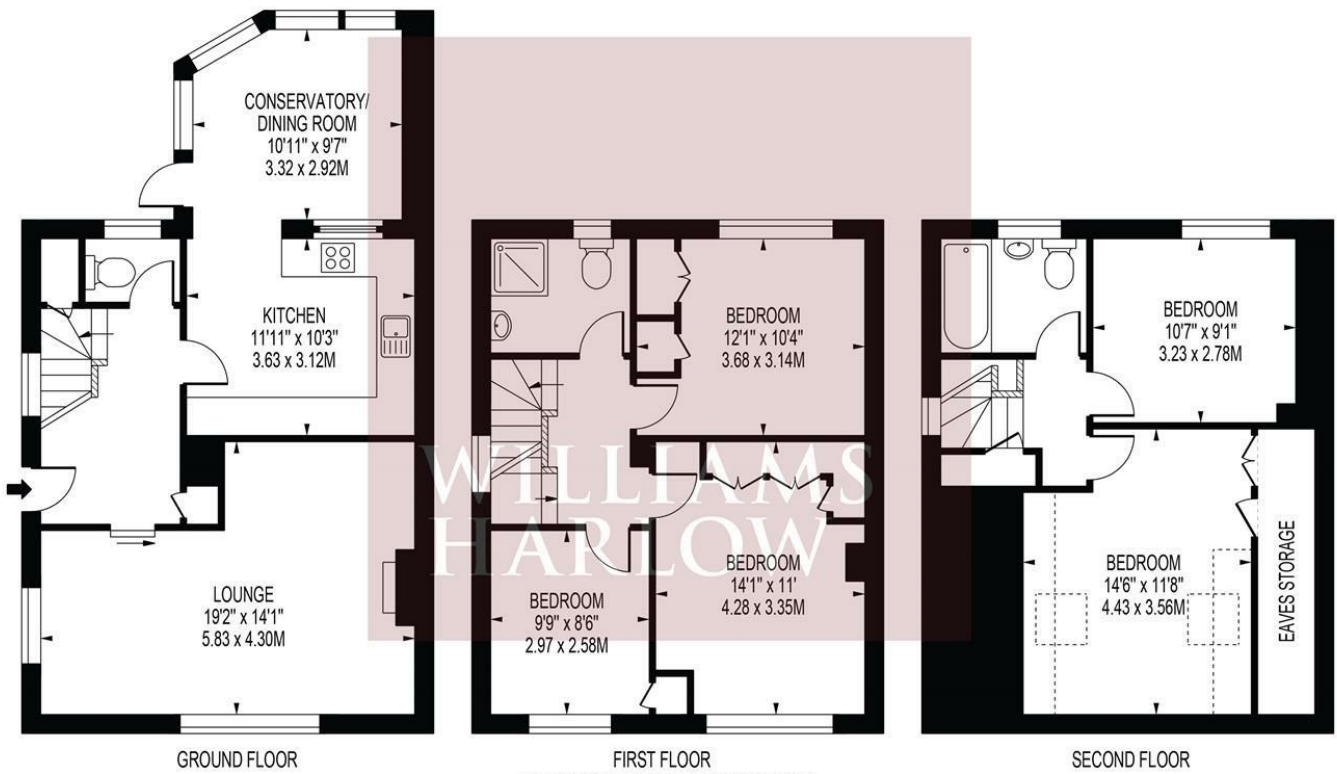
**WILLIAMS
HARLOW**

LAKERS RISE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1482 SQ FT - 137.64 SQ M**

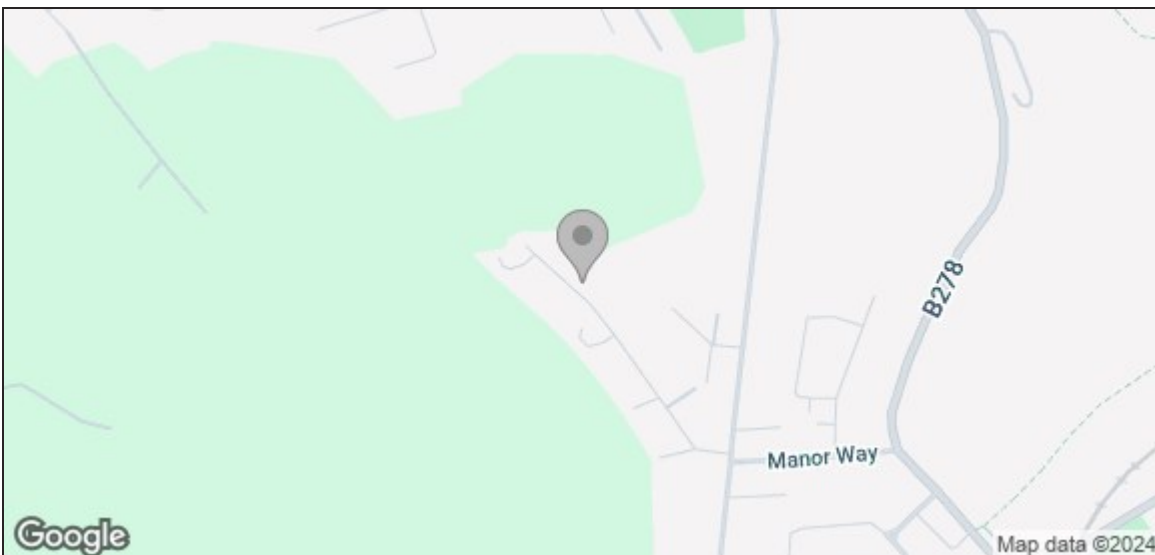
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **83 SQ FT - 7.67 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC