



Burgh Wood, Banstead, Surrey SM7 IEW
Asking Price £1,100,000 - Freehold

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**WILLIAMS
HARLOW**



Not to the market since 1954 this substantial handsome detached house offers imposing elevations and also southerly aspect rear garden extending to approximately 175 feet. The property has adaptable accommodation over two floors offering four bedrooms, three reception rooms, family bathroom plus two shower rooms and plentiful parking to the front. The property could also be adapted to provide a self contained annex accommodation. Well located for local shops at Nork Way and Banstead Village, Banstead mainline train station and excellent local schools. Vendor Suited. SOLE AGENTS

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



FRONT DOOR

Replacement part glazed front door under a canopy with lighting, giving access through to the:

GENEROUS ENTRANCE HALL

Wooden flooring. Stairs rising to the first floor. Window to the front. Coving. Thermostat for the central heating. Radiator. Cloaks cupboard with further storage cupboards above.

DOWNSTAIRS WC

Low level WC. Continuation of wooden flooring. Radiator. Corner wash hand basin with tiled splashback. Obscured glazed window to the front.

LOUNGE

Window to the front. Coving. Radiator. Fireplace feature with marble surround and hearth with inset lighting and electric fire. Wall lights. Opening through to the:

DINING ROOM

Sliding patio doors giving a wide and open outlook over the rear garden. Coving. Wall lights. Radiator.

SITTING ROOM

Window to the rear. Full height glazed door to the rear. Radiator. Wall lights. Coving. Doorway providing access through to the:

INNER LOBBY

Various built in wardrobes with further storage cupboards above providing useful hanging and storage. Opening through to the:

BEDROOM

Large well appointed room with window to the front. Wall lights. Coving. Radiator.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted electric shower. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and tiled floor. Coving. Downlighters. Shaving point. Radiator. Obscured glazed window to the side.

KITCHEN/BREAKFAST ROOM

Large double aspect room with window to the rear and further window to the side. Connecting part glazed door to the side. Cupboard housing the gas central heating boiler. The kitchen affords a large range of wall and base units with roll edge work surfaces with an inset 1 1/2 bowl sink drainer with mixer tap. Space for dishwasher. Fitted double oven and grill, plate warmer and

microwave. Surface mounted four ring induction hob with extractor above. A comprehensive range of eye level cupboards some of which benefit from underlighting. Radiator. Integrated full height freezer. Integral fridge. Spaces for washing machine and tumble dryer. Plinth heater. Coving. Downlighters. Karndean wood effect flooring. Wine rack. Time clock and switch gear for the central heating.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Could be adapted to provide a further bedroom. 2 x windows to the rear. Radiator. Large overstairs storage cupboard. 2 x additional fitted storage wardrobes. Access to the loft. Airing cupboard.

MASTER SUITE

BEDROOM AREA

Window to the rear enjoying a pleasant outlook over the rear garden. Downlighters. Radiator. Wall lights. Built in storage cupboards and a dressing table. Archway opening through to:

DRESSING AREA

A comprehensive range of built in wardrobes providing useful hanging and storage. Downlighters. Window to the front. Radiator. Door providing access through to the:

RE-FITTED EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted controls with both rain shower and hand held attachment. Wash hand basin with mixer tap and drawer below. Low level WC. Radiator. Window to the front. Mirrored cabinet. Downlighters. Ceiling mounted extractor.

BEDROOM TWO

Window to the front. A comprehensive range of built in wardrobes providing useful hanging and storage. Radiator.

BEDROOM THREE

Window to front. Built in wardrobes providing useful hanging and storage. Radiator.

FAMILY BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Fully enclosed shower cubicle with wall mounted shower. Coving. Downlighters. Fully tiled walls and tiled floor. Obscured glazed window to the rear. Shaver point. Heated towel rail.

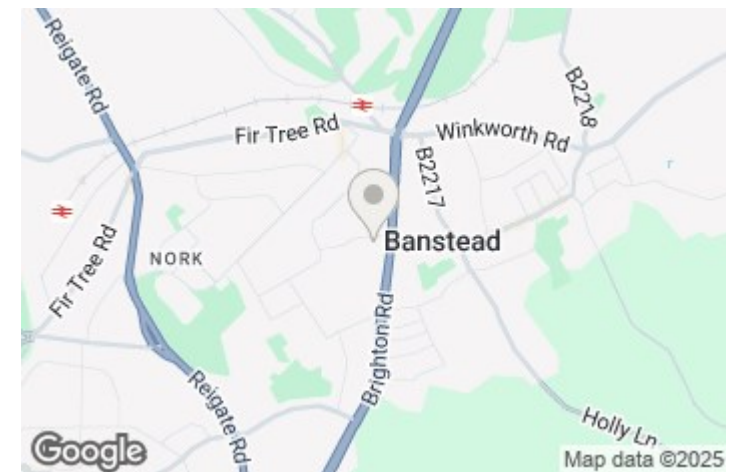
OUTSIDE

FRONT

There is a well constructed brick driveway suitable for parking up to 6 vehicles off street, with a low rise brick retaining wall marking the front boundary. There are various flower/shrub borders. Security light.

SOUTHERLY ASPECT REAR GARDEN

53.34m x 15.24m approximately (175'0 x 50'0 approximately)
A particularly attractive feature of the property benefitting from a southerly aspect. There is a patio expanding the immediate rear width of the property benefitting from an electric awning, outside lighting and outside tap. There are steps up to the first area of garden which is well laid to an area of well manicured lawn flanked by mature flower/shrub borders with a willow tree. Ornamental garden pond with waterfall feature. There is also a summer house. The garden continues to a further area of large lawn offering a good degree of privacy and beyond which there is a vegetable growing area, 2 wooden garden sheds and a greenhouse. The garden enjoys a good degree of privacy.



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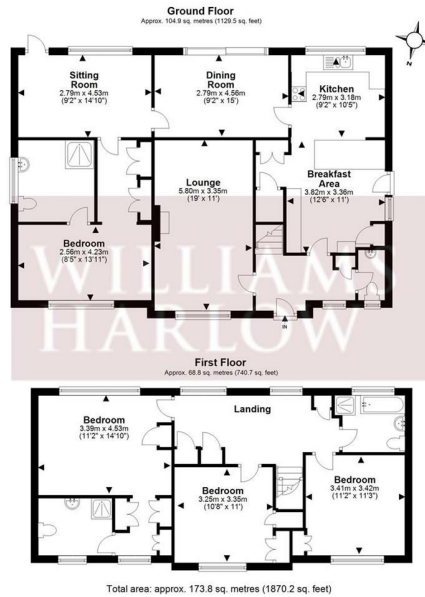
Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk



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