



Hillside, Banstead, Surrey SM7 1EZ
£800,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a THREE BEDROOM DETACHED CHALET BUNGALOW in Nork with further POTENTIAL TO EXTEND. This charming bungalow offers both PRIVACY and ELEGANCE set in a THIRD OF AN ACRE PLOT including a 240ft EAST FACING REAR GARDEN. SOLE AGENTS. NO CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









ENTRANCE PORCH

Tiled floor. Giving access to the:

FRONT DOOR

Front door with stain glass windows either side and inset within the front. Lighting. Giving access through to the:

ENTRANCE HALL

Picture rail. Coving.

LIVING ROOM

Double glazed leaded light bay window to the front. Feature fireplace. Radiator. Picture rail. Coving.

DINING ROOM

Serving hatch to the kitchen. Picture rail. Coving. Picture rail. 2 x radiators. There is a large glazed sliding patio doors providing access to the rear garden. Large double glazed window to the side.

KITCHEN

A comprehensive of eye and low level kitchen units with a composite work surface. Single oven. Induction hob with extractor fan above. Stainless steel sink. Spaces for washing machine, dishwasher and fridge freezer. Part tiled splashback. Tiled floor. Radiator. Obscured double glazed door giving access to the rear garden. Large double glazed window overlooking the rear garden and window to the side. Combi boiler.

MASTER BEDROOM

Large double glazed window to the rear overlooking the rear garden. Walk in wardrobe with laminate flooring, useful hanging rails and lighting. Coving. Picture rail. Radiator.

EN-SUITE

Fully enclosed shower cubicle. Wash hand basin. Low level WC. Fully tiled. Heated towel rail. Large window to the rear. Extractor fan.

BEDROOM TWO

Double glazed leaded light bay window to the front. Radiator. Picture rail. Coving. Fitted wardrobes.

FAMILY BATHROOM

Enclosed shower cubicle. Bath. Wash hand basin with mixer tap. Low level WC. 2 x obscured glazed windows to the side. Fully tiled. Heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Reached via a turn staircase. Access to eaves storage. Window.

BEDROOM THREE

Double glazed leaded light to rear and to the front. Wash hand basin. Dressing area. Radiator. 2 x eaves storage cupboards.

OUTSIDE

FRONT

There is a block paved driveway to the front and an area of level lawn and a blocked paved pathway leads to the front door. There is a small brick retaining wall to the front with a gate.

REAR GARDEN

73.15m length approximately (240'0 length approximately)

There is a block paved patio immediately to the rear and the remainder of the garden is mainly laid to level lawn with mature trees and shrub borders. The garden enjoys a high degree of privacy. Garden shed. Side access to the front of the property.

GARAGE

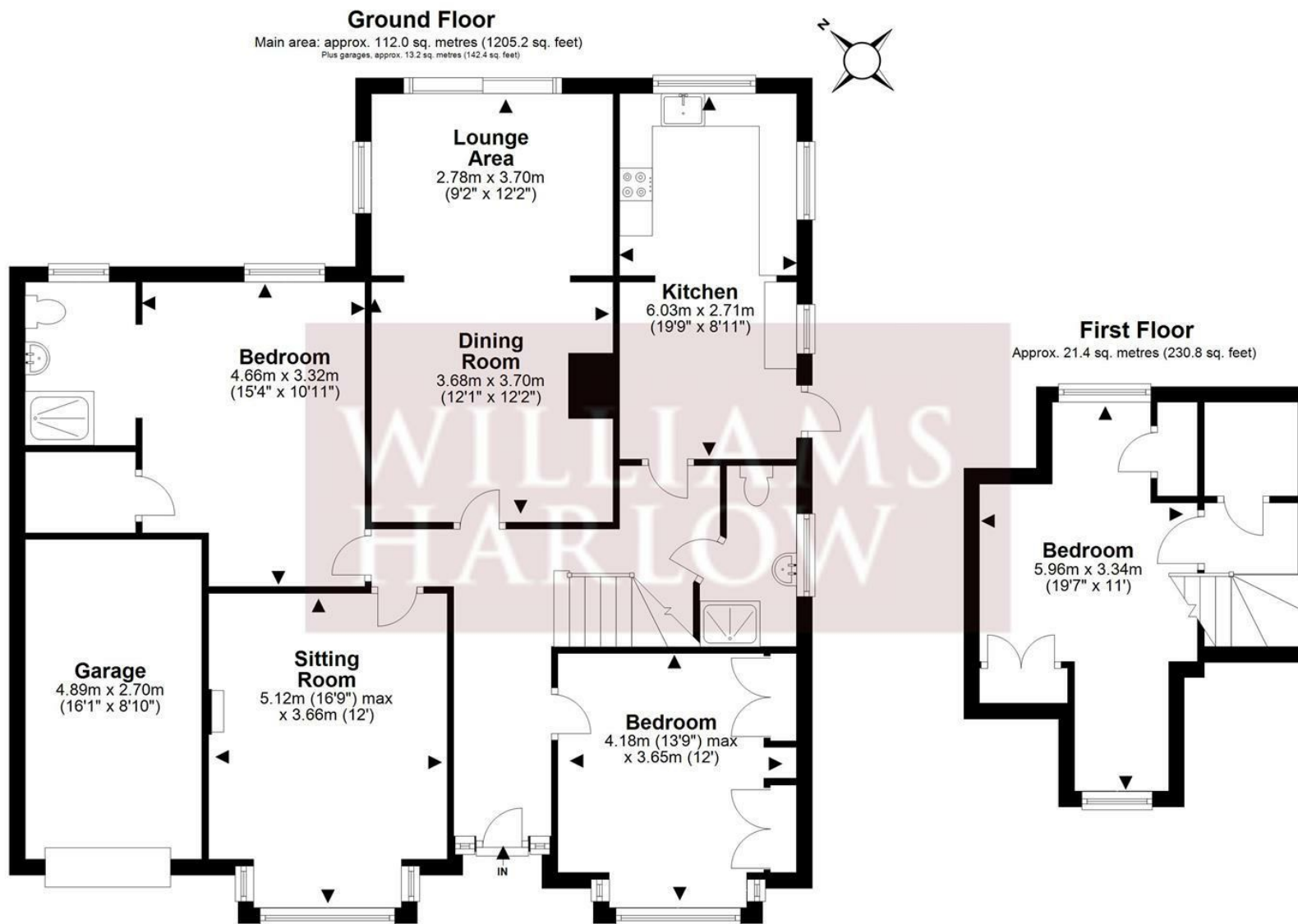
Accessed via a manual up and over door to the front.

COUNCIL TAX

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



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Main area: Approx. 133.4 sq. metres (1435.9 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.4 sq. feet)

