



Burgh Wood, Banstead, Surrey SM7 1EP
Guide Price £1,050,000 - Freehold

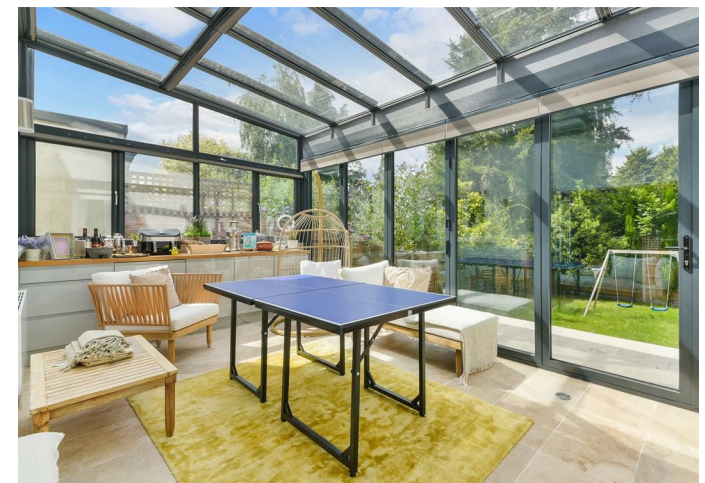


**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE DELIGHTED TO OFFER an opportunity to acquire an attractive character home offered to the market in exceptional order. The property offers plentiful reception rooms, ideally suited for the family with an excellent standard of kitchen. There is off street parking for five vehicles to the front and attractive landscaped rear gardens. The property is ideally located for good local schools and is within easy reach of Banstead Village High Street. SOLE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	61	
(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 front door under recessed canopy and outside lighting, giving access through to the:

ENTRANCE RECEPTION

3.61m x 2.34m (11'10 x 7'8)

Downlighters Radiator. Stairs to the first floor. Alarm control panel. Access to a large storage area with shelving and hanging. Window to the front. Wall mounted gas central heating boiler.

RE-FITTED DOWNSTAIRS SHOWER ROOM

Walk in shower and wall mounted controls. Low level WC. Wash hand basin with mixer tap. Fully tiled walls and tiled floor. Obscured glazed window to the side. Heated towel rail. Underfloor heating.

SITTING ROOM

4.88m x 6.91m (16'0 x 22'8)

Window to the front. 2 x radiators. Downlighters. Built in media cabinet. Bi-fold doors providing access through to the:

SUN ROOM

3.84m x 5.59m (12'7 x 18'4)

Under a glazed roof with windows to the side and full width bi-fold doors to the rear. Lighting. Wall mounted electric heater. Travertine floor tiles with inset lighting. There is also a good amount built in storage including an integral fridge, cupboards and drawers. Thermal electronic blinds

FAMILY ROOM

2.87m x 4.83m (9'5 x 15'10)

Window to rear. Radiator. Downlighters.

STUDY

2.59m x 2.57m (8'6 x 8'5)

Radiator. Window to front. Downlighters.

DINING ROOM

4.06m x 3.40m (13'4 x 11'2)

Downlighters. Radiator. Tiled floor. Connecting door to the entrance hall. From here there is a doorway which provides access through to the:

UTILITY ROOM

1.68m x 1.96m (5'6 x 6'5)

Run of work surface incorporating a sink drainer with mixer tap. Below which there is a cupboard and spaces for two domestic appliances and there are eye level cupboards. Downlighters. Pressurised water cylinder. Tiled floor.

FITTED KITCHEN

3.61m x 4.93m (11'10 x 16'2)

High quality fitted kitchen comprising of Quartz work surfaces incorporating a Belfast sink with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Fitted oven, to the side a microwave oven and plate warmer. An integral dishwasher. Space for large American style fridge freezer. A comprehensive range of eye level cupboards and display cabinets. Downlighters. Radiator. Tiled flooring. Central island/breakfast bar where there is both gas and induction hob with chimney extractor above.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator. Access to loft void. Obscured glazed window to the side. Coving.

MASTER SUITE

BEDROOM AREA

3.30m x 4.39m (10'10 x 14'5)

Downlighters. Radiator. Window to the front. Built in chest of drawers.

DRESSING ROOM

3.23m x 2.44m (10'7 x 8'0)

Window to the front. Radiator. Downlighters. A comprehensive range of built in storage comprising of shelving, hanging and drawers.

GENEROUS EN-SUITE BATHROOM

3.15m x 2.82m (10'4 x 9'3)

Free standing bath with wall mounted mixer tap and hand held attachment. Marble twin wash hand basins with mixer tap and a comprehensive range of drawers below providing useful storage. Fully enclosed shower cubicle with both rain shower and hand held attachment. Low level WC. Heated towel rail. Fully tiled walls and tiled floor. Shaver point. Downlighters. Obscured glazed window to the rear.

BEDROOM TWO

4.57m x 3.43m (15'0 x 11'3)

2 x windows to the front. Wood effect flooring. Built in furniture providing a chest of drawers, dressing table and fitted wardrobes. Doorway to the:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Built in storage. Shaver point. Fully tiled walls. Downlighters. Ceiling mounted extractor. Wood effect flooring. Obscured glazed window to the front.

BEDROOM THREE

3.81m x 2.44m maximum (12'6 x 8'0 maximum)

Window to the rear. Radiator. Coving.

BEDROOM FOUR

2.16m x 3.51m (7'1 x 11'6)

Coving. Window to the rear. Radiator.

SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Obscured glazed window to the rear. Fully tiled walls and tiled floor. Heated towel rail. Shaver point.

OUTSIDE

FRONT

The front of the property has been landscaped by the present owners to a well laid herringbone brick driveway suitable for parking approximately five vehicles off street. Here you can access the property's front door and useful side access to the rear garden.

LANDSCAPED REAR GARDEN

11.58m x 13.72m approximately (38'0 x 45'0 approximately)

Garden measured at their mid way points. The rear garden has been tastefully landscaped to provide a travertine patio at the same level to the sun room with steps down to a further large patio area with wooden garden shed. There is an area of level lawn with various flower/shrub borders and all has good fencing. Outside lighting and outside tap.

COUNCIL TAX

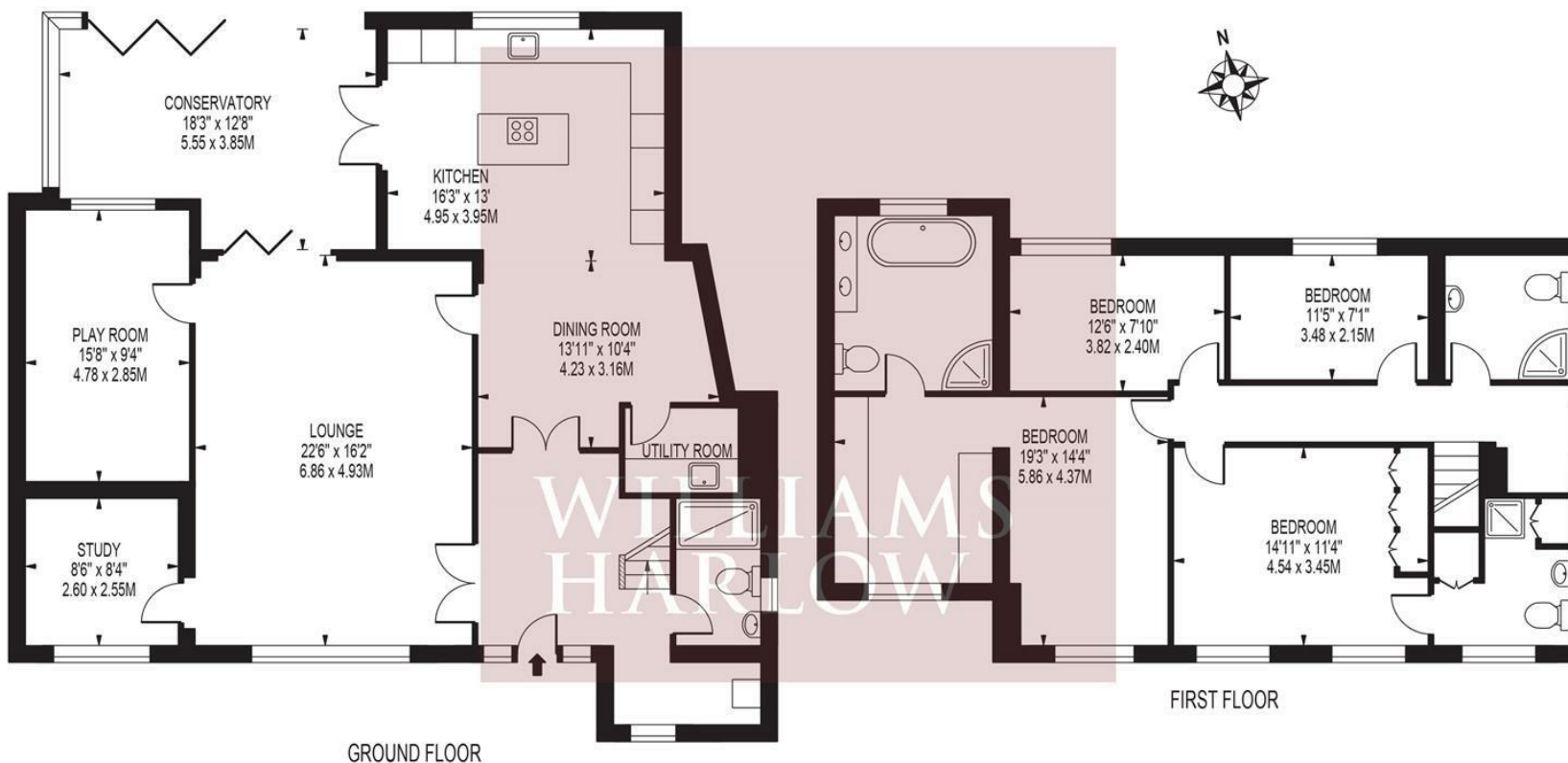
Reigate & Banstead BAND D £2,166.42 2022/23



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BURGH WOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2383 SQ FT - 221.41 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.