

Sutton Lane Banstead, Surrey SM7 3QP

Dating from the 1930's this attractive semi-detached property has been very well presented by the current owners and sympathetically extended to provide family accommodation with attractive front and rear gardens. There is off street parking for three vehicles and a garage. All is located within a short easy walk to Banstead Village High Street offering a range of local shopping facilities, restaurants, public transport and close to good local schools.

Offers In Excess Of £740,000 - Freehold



FRONT DOOR

Under recessed canopy giving access through to the:

ENTRANCE HALL

Stairs rising to the first floor. Understairs storage cupboard. Radiator. Wooden flooring. Window to the front. Obscured glazed window to the side.

LOUNGE

Attractive bay window to the front. Wooden flooring. Radiator. Fireplace feature with brick surround. Opening through to the:

DINING ROOM

Wooden flooring. Bi-fold doors to the rear under a vaulted ceiling with inset spotlights. Underfloor heating control.

FEATURE RE-FITTED KITCHEN

Fitted to an exceptionally high standard comprising of Quartz work surfaces incorporating sink with mixer tap. Surface mounted induction hob. A comprehensive range of cupboards and drawers. Integral dishwasher. Fitted oven and grill with a microwave above. Extractor. Glass splashback. Integral fridge freezer. Centrally positioned breakfast bar. Slate floor with underfloor heating. Velux window to the rear. Bi-fold doors to the rear.

UTILITY ROOM

Wall mounted gas central heating boiler. Space and plumbing for various domestic appliances. Wooden floor. Downlighters. Ceiling mounted extractor.

RE-FITTED DOWNSTAIRS WC

WC. Wash hand basin with mixer tap. Half height tiling. Underfloor heating. Ceiling mounted extractor. Downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

Accessed via a turn staircase. 2 x windows to the side. Access to the loft void.

BEDROOM ONE

Window to the rear overlooking the rear garden. Concealed radiator. Part coved. Storage cupboard with shelving.

BEDROOM TWO

Window to the front. Part coved. Radiator.

BEDROOM THREE

Window to the front. Radiator.

RE-FITTED SHOWER ROOM

Underfloor heating. Fully tiled walls and tiled floor. Fully enclosed shower cubicle. Illuminated mirror. Contemporary wash hand basin with mixer tap. Low level WC. Mirrored cabinet. Heated towel rail. Downlighters. Obscured glazed window to the rear.

RE-FITTED WC

Low level WC. Wash hand basin. Heated towel rail. Obscured glazed window to the side. Downlighter. Fully tiled walls and tiled floor.

OUTSIDE

FRONT

The front has been tastefully landscaped by the present owners comprising of an area of lawn flanked by raised flower/shrub borders with inset lighting. There is a slate pathway which provides access to the front door.

PARKING

There is off street parking for up to three vehicles on a well laid herringbone brick driveway.

ATTACHED GARAGE

Up and over door to the front. Power and lighting.

REAR GARDEN

15.85m x 9.14m approximately (52'0 x 30'0 approximately)
There is a slate patio expanding the immediate rear width of the property benefitting from outside lighting. Steps up to the remainder of the garden which principally laid to lawn with flower/shrub borders. The garden enjoys a good degree of privacy. Outside tap and useful wooden side gate providing access to the front.

COUNCIL TAX

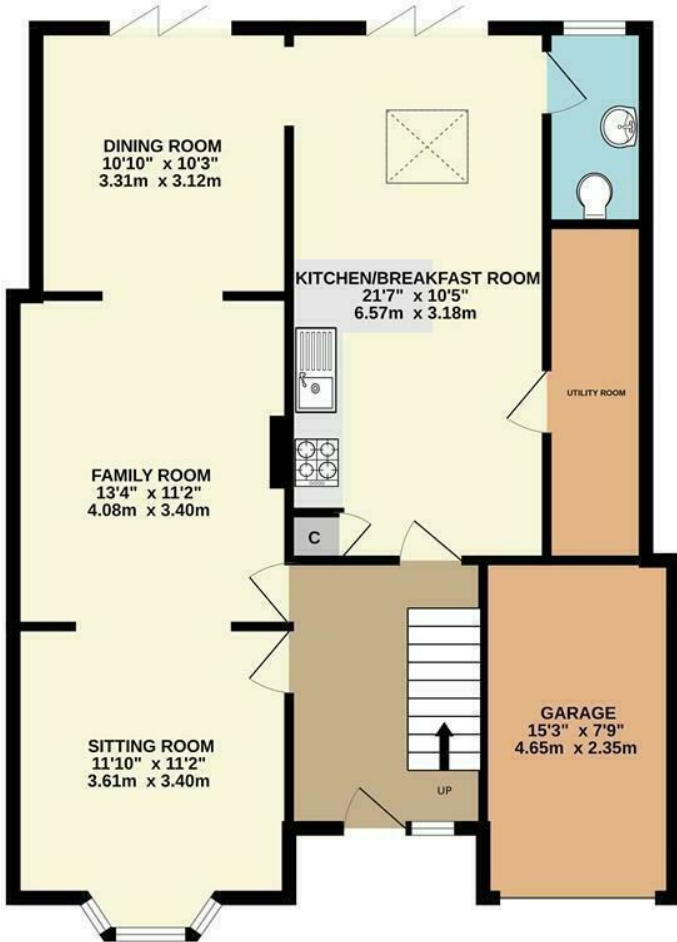
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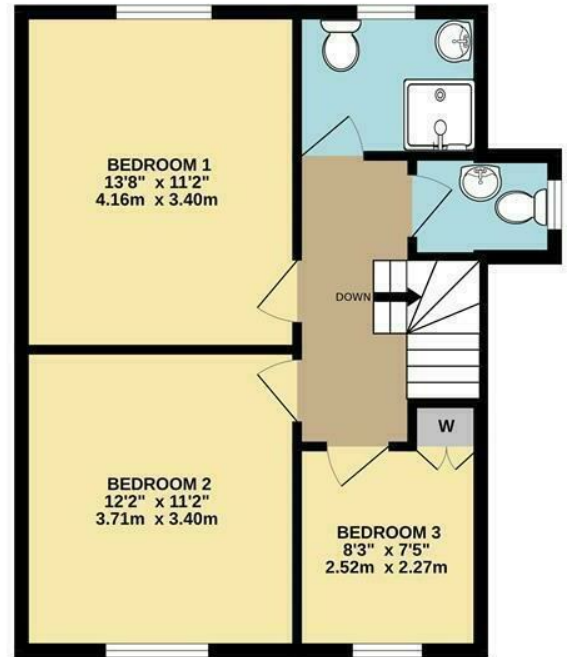
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**WILLIAMS
HARLOW**

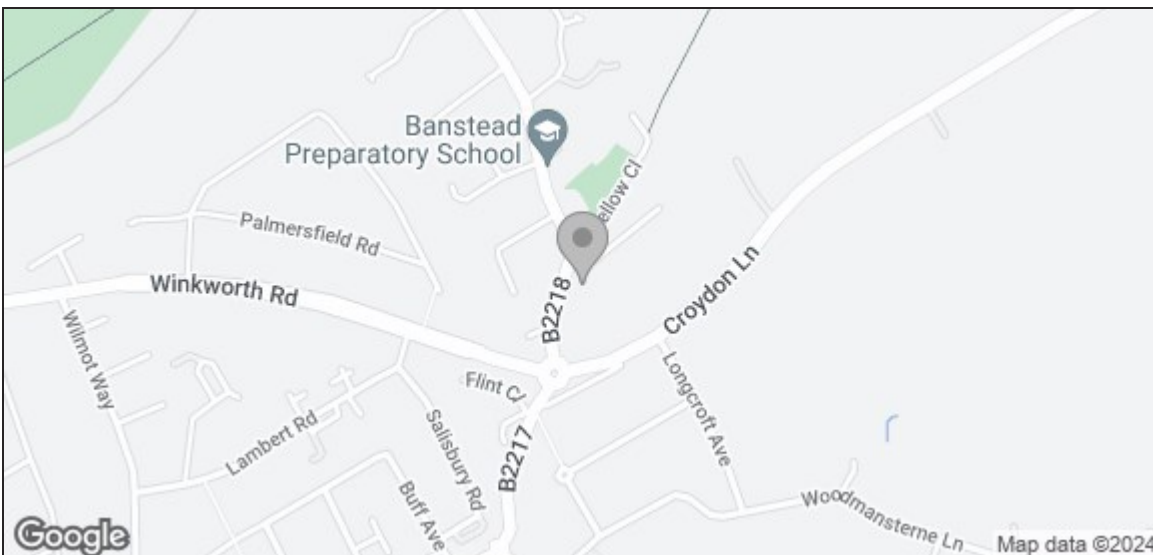
GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1507sq.ft. (140.0 sq.m.) approx.
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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
		66
		79