



Barn Close, Banstead, Surrey SM7 3HJ
Offers Over £1,000,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASE TO PRESENT an opportunity to acquire a **FOUR BEDROOM DETACHED FAMILY HOME**. With 0.25 of an acre the property offers private surrounding wrap around gardens & two courtyards. Surrounded by **OPEN COUNTRYSIDE** and a short walk into Woodmansterne Village, offering a local pub, barbershop and village store. A **FIVE MINUTE DRIVE** to Woodmansterne train station which provides direct transport into London. **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 | |

72 82









PORCH

Accessed via double glazed sliding Door. Tiled floor. Central light. Obscured glazed window.

FRONT DOOR

Giving access to the:

ENTRANCE HALL

Stairs to the first floor with understairs storage housing the alarm panel. Coving. Plate rail. Central feature light. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Obscured glazed window to the front. Fully tiled walls. Coving.

STUDY

Accessed via an obscured part glazed door. Floor to ceiling double glazed windows overlooking the rear patio. Coving. Central feature light. Radiator.

KITCHEN/BREAKFAST ROOM

A range of wall and base kitchen units with a roll edge composite work surface. Spaces for a fridge freezer, washing machine and dishwasher. Stainless steel double sink with mixer tap. Boiler. Cooker with extractor above. Serving hatch to the dining area. Obscured double glazed windows to the side. Obscured double glazed French opening door providing access to the rear patio. Wooden flooring. Part tiled splashback.

DINING ROOM

Large double glazed window overlooking the rear garden. Coving. Central feature light. Radiator.

LOUNGE

Triple aspect with windows to the front, side and rear. 2 x radiators. Feature fireplace with an electric fire. 2 x feature lights. Sliding door and double opening part glazed doors gives access through to the:

CONSERVATORY

Full to ceiling double glazed windows and glazed door providing access to the rear patio. Wall lights.

FIRST FLOOR ACCOMMODATION

LANDING

Accessed via a turn staircase with wooden balustrade. Radiator. Airing cupboard housing the hot water tank.

BEDROOM ONE

Feature double glazed window overlooking the rear garden. Double glazed window to the side. Radiator. Access to eaves storage. Central light. Door to the:

EN-SUITE

Walk in shower with full glass surround and electric shower. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Central light. Velux window to the rear.

BEDROOM TWO

Double glazed dormer window to the front and window to the side. Eaves storage. Access to loft void. Central light.

BEDROOM THREE

Large double glazed window to the front. Eaves storage. Central light.

BEDROOM FOUR

Double glazed bay window to the rear overlooking the rear garden. Radiator. Access to loft.

FAMILY BATHROOM

Bath with overhead shower. Wash hand basin. Low level WC. Velux window to the side. Fully tiled walls. Radiator. Central light.

OUTSIDE

FRONT

There is a coloured asphalt driveway providing off street parking

for 5/6 cars which leads to the garage. There are mature trees and shrubs marking the boundary and providing good privacy. Steps give access to the entrance porch.

DOUBLE GARAGE

Accessed via electric up and over garage door. Double glazed window to the side. Door to the rear giving access to the rear garden. Lighting. Meters are located exterior wall of the garage.

GARDEN

From the garage, study and living room there is a small courtyard area which is fully paved and the wrought iron gate leads to the main rear garden area. There is another courtyard area accessed from the kitchen with a brick retaining wall. A wrought iron gate gives access to the main front garden. There is a patio immediately to the rear, paved steps around the perimeter, an additional paved area and an area of lawn. Outside lighting. Outside tap. Well maintained flower beds, mature shrubs and trees providing privacy. Garden shed. Barbecue area.

COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25



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Main area: Approx. 178.4 sq. metres (1920.5 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.3 sq. feet)

