



Tudor Close, Banstead, Surrey SM7 1HQ
Offers In The Region Of £950,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT this CHAIN FREE attractive THREE BEDROOM DETACHED PROPERTY situated on a CORNER PLOT of 0.28 acres which has planning permission to be extended further. Details can be found under reference: 20/02045/HHOLD or PP-09084824 at Reigate and Banstead Planning Dept. The property is being sold with the full plot which includes the garden beyond the fencing show in some of the images. All is within easy reach of local shops, mainline station and excellent local junior and secondary schools. 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72		80
England & Wales		EU Directive 2002/91/EC



ENTRANCE PORCH

Enclosed entrance porch accessed via double glazed door, double glazed windows to both sides, giving access to:

FRONT DOOR

Original hardwood front door, giving access through to:

ENTRANCE HALL

Understairs storage cupboard housing fuse board and meters. Wood flooring. Radiator. Staircase leading to the first floor. Double glazed window to the front and side.

LOUNGE

Triple aspect room. Feature open fireplace with slate hearth. Large bay window. 2 x radiators. Wooden flooring. Door leading out onto the south facing patio area.

OPEN PLAN KITCHEN/DINING AREA

Wooden work surface incorporating a sink and drainer with mixer tap. A comprehensive range of drawers below the work surface. Eye level cupboards. Integrated dishwasher. Space for free standing cooker with extractor above and splash back. Double glazed bay window to the rear overlooking the rear patio and further double glazed window to the side. Door leading to lobby leading to the rear garden and through to the garage.

UTILITY AREA

The lobby is fully enclosed and is currently used as a utility area housing the washing machine and tumble dryer.

DOWNSTAIRS WC

Entrance lobby providing useful storage coats. Mounted wash hand basin with storage below. Double glazed window to the front. Door leading through to the toilet which is low level WC with concealed cistern. Radiator. Obscured glazed window to the side. Replacement boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed windows to front and side. Loft hatch. Exposed wooden flooring.

BEDROOM ONE

Double glazed bay window to the side enjoying a pleasant views. Radiator. Cupboard with access to eaves storage. Exposed wooden flooring.

BEDROOM TWO

Double glazed window to the side. Built in wardrobe. Door giving access to eaves storage. Exposed wooden flooring.

BEDROOM THREE

Double glazed window to the rear. Radiator. Built in storage cupboard with shelving. Exposed wooden flooring.

BATHROOM

Obscured double glazed window to the front. Panel bath. Low level WC. Mounted wash hand basin with storage cupboard below. Heated towel rail. Further storage cupboard. Part tiled walls and tiled flooring.

OUTSIDE

FRONT

There is a driveway providing off street parking for several vehicles. There are raised flower beds with mature shrubs. Outside tap and hose.

DOUBLE GARAGE

Accessed via wooden garage doors. The garage has power and lighting. To the rear there is an additional storage area.

REAR GARDEN

There is a large patio area immediately to the rear of the property. The garden is slightly tiered with mature flower/shrub borders. Outside tap. The rest of the main garden is laid to lawn.

SIDE GARDEN

Very secluded side garden mainly laid to lawn with mature plant/shrub borders.

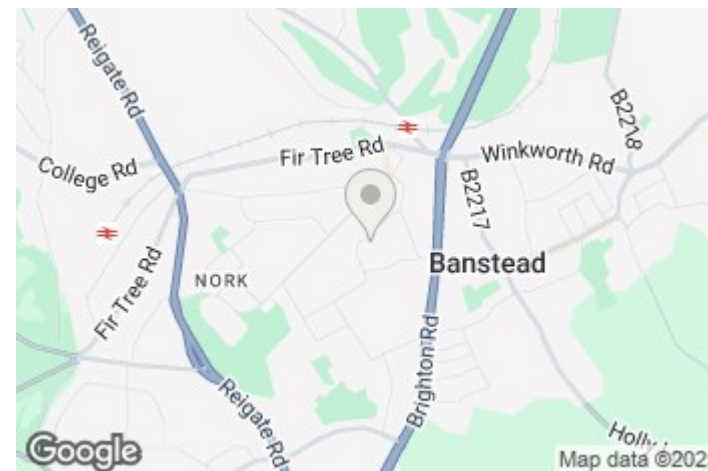
APPROVED PLANNING LINK

The property has planning approved to extend to a five bedroom, two bathroom residence

<https://dmdocs.reigate-banstead.gov.uk/planning/planning-documents?SDescription=20/02045/HHOLD>

COUNCIL TAX

Reigate & Banstead Borough Council BAND G £3898.91
2024/25



Banstead Office

Call: 01737 370022

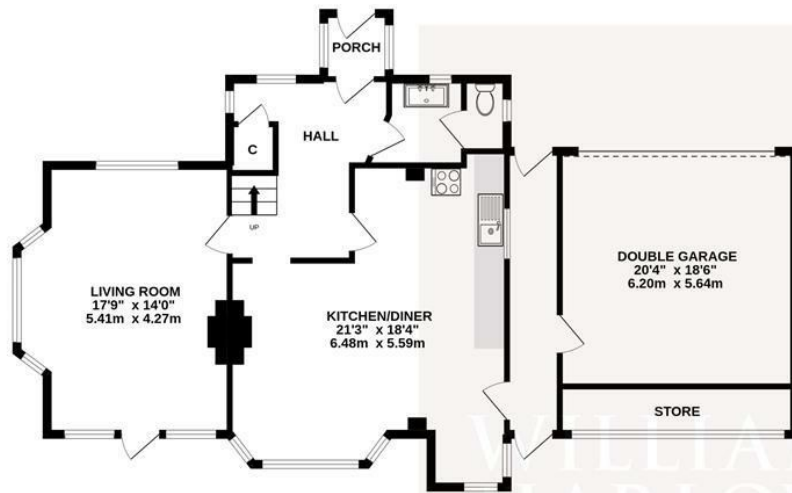
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

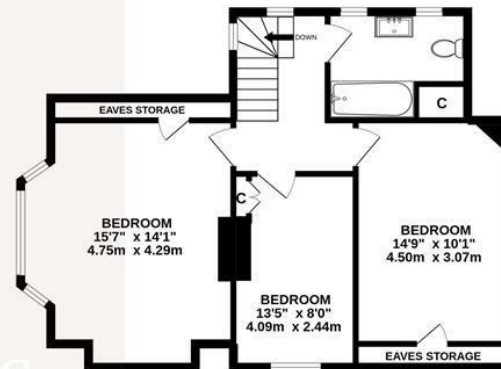
www.williamsharlow.co.uk

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.7 sq.m.) approx.



TOTAL SQ.FT/SQ.M INCLUDES GARAGE/OUTBUILDINGS

TOTAL APPROXIMATE FLOOR AREA 1679 SQ.FT. (156.0 SQ.M.)

produced by www.darrylrixonphotography.co.uk for Williams Harlow Estate Agents

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

**WILLIAMS
HARLOW**