

**WILLIAMS  
HARLOW**

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## Sandersfield Road Banstead, Surrey SM7 2DH

An opportunity to acquire a deceptively spacious family home with accommodation arranged over three floors offering **FOUR BEDROOMS, TWO BATHROOMS, THREE RECEPTION AREAS**, garage, parking and **STUNNING VIEWS OF LONDON**. All is within very short walking distance of Banstead Village High Street. **VIEWING HIGHLY RECOMMENDED. SOLE AGENTS.**

Asking Price **£775,000 - Freehold**



## ENCLOSED PORCH

Part glazed porch door with double glazed window to the side. Tiled floor. Giving access to the:

## ORIGINAL FRONT DOOR

Giving access through to the:

## ENTRANCE HALL

Stairs rising to the first floor. Understairs storage cupboard. Radiator.

## DOWNSTAIRS WC

Low level WC. Wall mounted wash hand basin. Tiled splashback. Radiator. Extractor fan. Downlighters. Tiled floor.

## LIVING ROOM

Attractive double glazed bay window to the front. Fireplace feature with wooden mantle surround and tiled hearth. Picture rail. Radiator.

## DINING ROOM

Fireplace feature with wooden mantle and surround. Double glazed French doors with double glazed windows on either side giving direct access to the rear patio area and enjoying a pleasant outlook over the rear garden. Radiator. Picture rail.

## EXTENDED KITCHEN

Square edge work surface incorporating a stainless steel sink and drainer. Five ring Neff gas hob. A comprehensive range of cupboards and drawers below the work surface and eye level cupboards. Integrated Neff double oven. Space for an under counter fridge. Double glazed window to the rear looking into the conservatory. Radiator. Downlighters. Extractor. Door leading through to the garage.

## CONSERVATORY

Double glazed double opening French doors leading out to the rear garden. Radiator. Tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Radiator. Feature floor to ceiling oriel double glazed window to the side allowing lots of natural daylight. Stairs leading to the second floor.

### BEDROOM TWO

Double glazed window to the front. Radiator. Fireplace feature. Picture rail.

### BEDROOM THREE

Double glazed window to the rear enjoying a pleasant view across London. Picture rail. Fireplace feature. Wash hand basin with cupboard below.

### BEDROOM FOUR

Double glazed window to the front. Radiator.

## FAMILY BATHROOM

Panel bath. Walk in shower cubicle. Low level WC. Wash hand basin with cupboard below. Downlighters. Extractor fan. Cupboard housing the megaflow water tank. Radiator. Tiled floor. Obscured double glazed window.

## SECOND FLOOR ACCOMMOATION

### LANDING

Feature oriel floor to ceiling double glazed window flooding the area with natural light.

### MASTER BEDROOM

Double glazed window to the rear enjoying a beautiful view across to London. Velux window to the front. Eaves storage cupboard. Door giving access through to the:

### EN-SUITE SHOWER ROOM

Walk in shower cubicle with Aqualisa power shower. Wash hand basin with storage cupboard below with tiled splashback. Large mirror. Low level WC. Downlighters. Extractor fan. Velux window to the rear. Heated towel rail.

## OUTSIDE

### FRONT

There is a driveway providing off street parking with the remainder the front garden laid to stone chippings, could easily be adapted to provide additional parking.

### GARAGE/UTILITY AREA

Access via metal up and over door to the front. Plumbing for a washing machine and space for a tumble dryer. Wall mounted gas central heating boiler. Power and lighting. Door giving access to the kitchen.

### REAR GARDEN

There is a patio area immediately to the rear of the property with steps downs to the remainder of the garden which is mainly laid to lawn with raised flower beds. There is a garden shed to the rear and side gate giving useful access to the front of the property. Outside tap and outside power.

## COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25





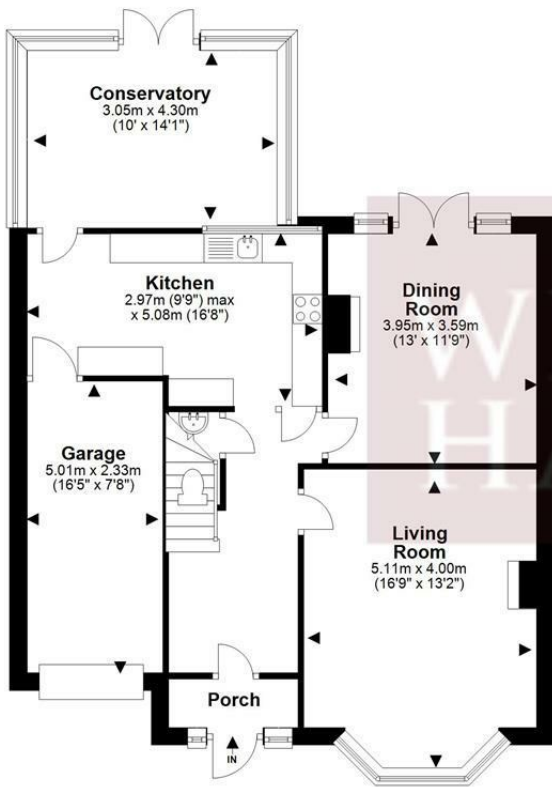


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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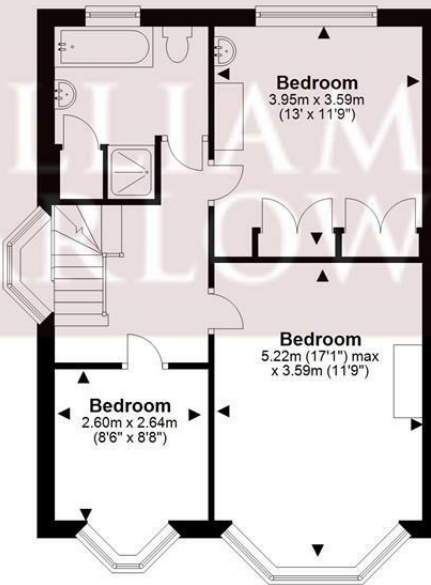
**Ground Floor**

Main area: approx. 69.0 sq. metres (742.8 sq. feet)  
Plus garages, approx. 11.7 sq. metres (125.8 sq. feet)



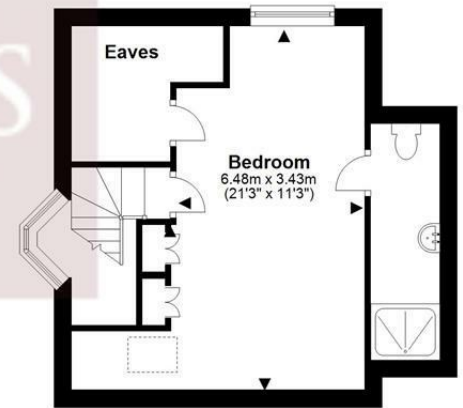
**First Floor**

Approx. 54.5 sq. metres (586.9 sq. feet)

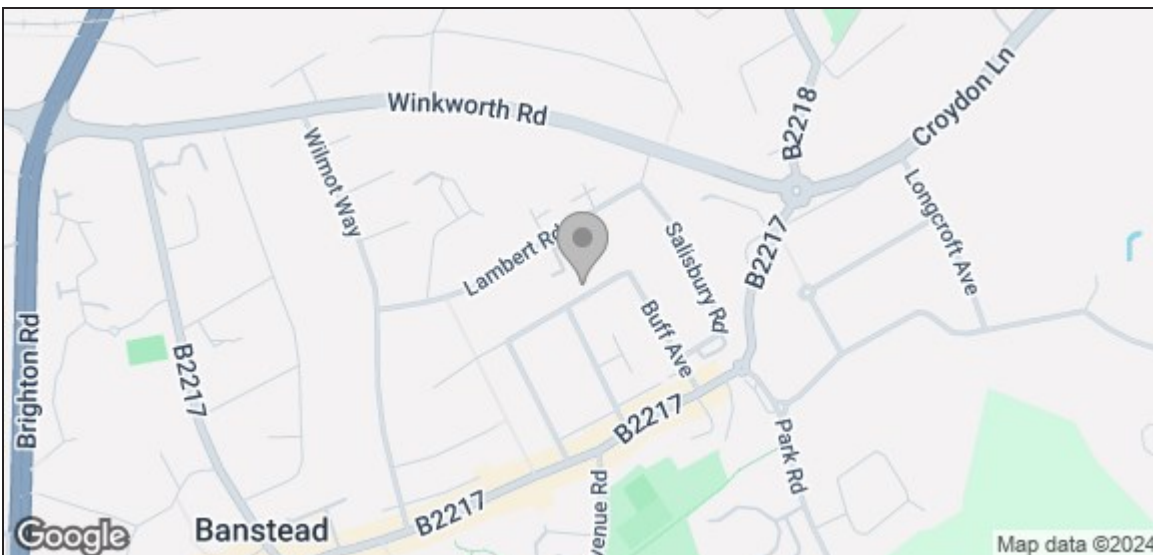


**Second Floor**

Approx. 36.8 sq. metres (396.6 sq. feet)



Main area: Approx. 160.4 sq. metres (1726.3 sq. feet)  
Plus garages, approx. 11.7 sq. metres (125.8 sq. feet)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 82        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 68        |
| (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 |           |