

**WILLIAMS  
HARLOW**

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## Osier Way Banstead, Surrey SM7 1LL

An opportunity to acquire a modern detached home built in the 1980's which offers four **DOUBLE** bedrooms, two reception rooms, attached garage and parking for two vehicles. The property also benefits from a fine open outlook over playing fields to the rear and all is within easy reach of Banstead mainline train station, local shops at Nork Way and good local schools. **SOLE AGENTS. NO ONWARD CHAIN**

£725,000 - Freehold



## FRONT DOOR

Giving access through to the:

## ENTRANCE HALL

Stairs rising to the first floor level. Radiator, understairs storage cupboard, thermostat.

## DOWNSTAIRS WC

WC. Wash hand basin with tiled splashback. Radiator and obscured glazed window to side

## LOUNGE

Window and double opening French doors to the rear. Radiators and coving

## DINING ROOM

Attractive bay window to the front coving, radiator and serving hatch to kitchen

## KITCHEN

Range of wall and base units comprising of work surfaces incorporating a one and a half bowl stainless steel sink drainer with mixer tap. Window to the front. Connecting doors to the side. Gas central heating boiler with time clock and switch gear. tile effect flooring, part tiled walls

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft void

### BEDROOM ONE

Window to front. Radiator, fitted wardrobes and storage cupboards, chest of drawers and two bed side cabinets

### BEDROOM TWO

Window to rear with view over the park, two fitted wardrobes. Radiator.

### BEDROOM THREE

Window to rear view to the park. Radiator. currently used as a dressing room, vanity basin, dressing table and wardrobes

### BEDROOM FOUR

Window to front, coving. Radiator and fitted wardrobes

## BATHROOM

White suite with a panelled bath. Pedestal wash hand basin. Low level WC. Obscured glazed window to the side. Independent shower above the bath with screen, full tiled walls, downlights and airing cupboard

## OUTSIDE

### FRONT

There is a small front garden with an area of lawn with flower/shrub borders.

### PARKING

There is a driveway providing parking for two vehicles.

## ATTACHED SINGLE GARAGE

Up and over electric door to the front. Power and lighting with a connecting door to the rear

## REAR GARDEN

14.33m x 10.36m approximately (47'0 x 34'0 approximately) Enjoying an easterly aspect. Patio to the rear with steps up to an area of level lawn. Outside lighting. Outside tap. Adjoining a playing field to the rear. The garden enjoys a good degree of privacy.

## COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25





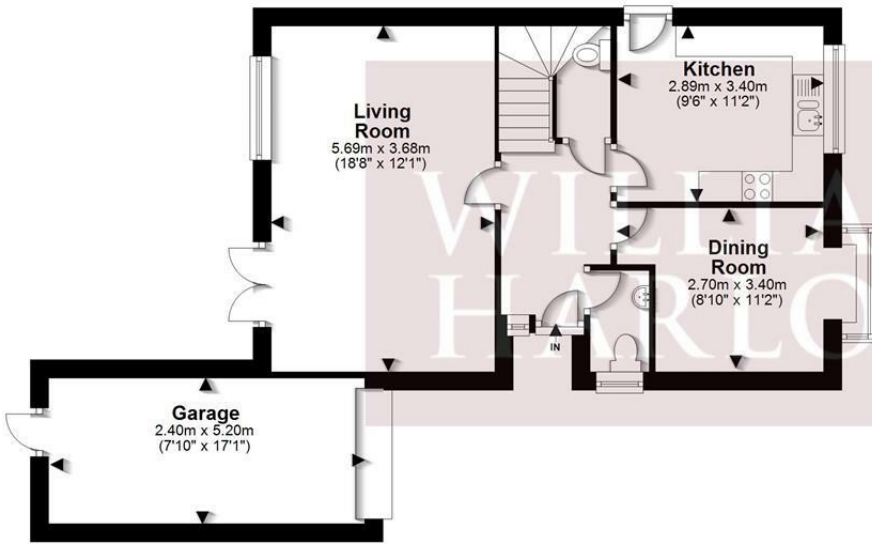


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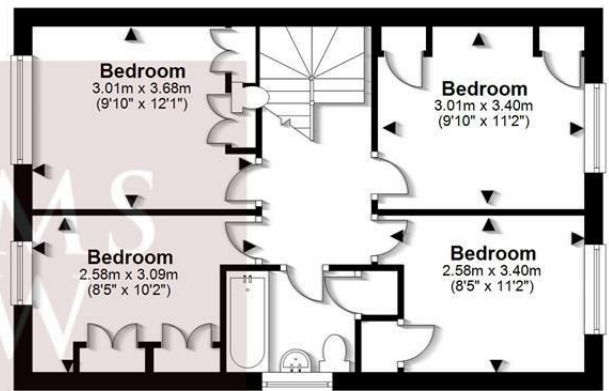
**Ground Floor**

Main area: approx. 50.5 sq. metres (543.3 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.1 sq. feet)

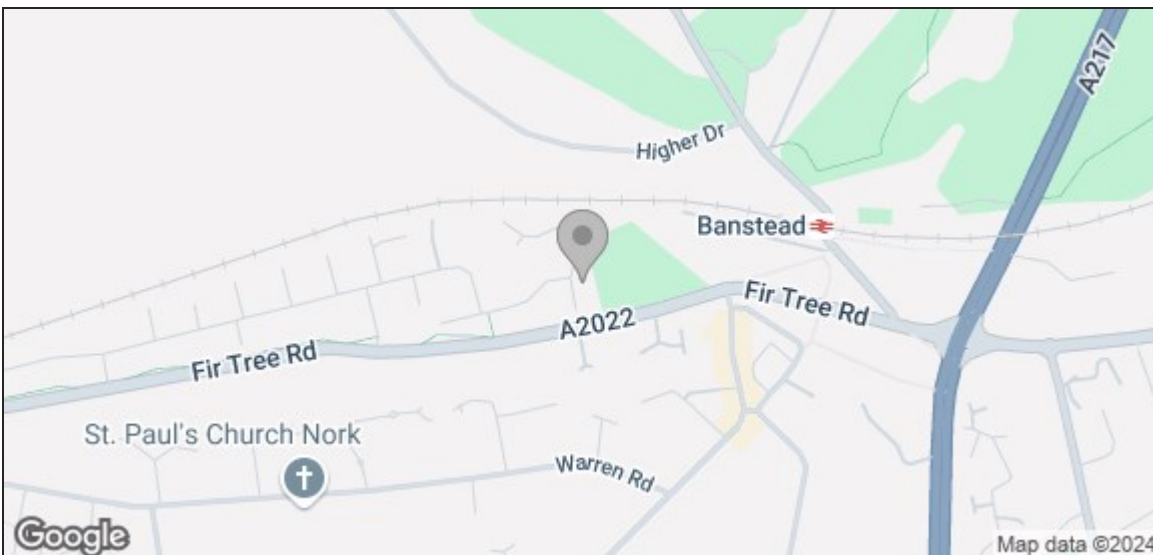


**First Floor**

Approx. 51.7 sq. metres (556.2 sq. feet)



Main area: Approx. 102.1 sq. metres (1099.5 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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	