

Walnut Grove

Banstead, SM7 1PJ

Located in a cul-de-sac position ideally situated for local shops, good local schools and Banstead mainline train station, This extended FOUR BEDROOM detached house offers spacious accommodation arranged over two floors, with FOUR RECEPTION AREAS, TWO BATHROOMS, GARDEN CABIN / BAR and OFF STREET PARKING FOR THREE VEHICLES. A viewing is highly recommended. **SOLE AGENTS.**

Offers In Excess Of £930,000 - Freehold



RECESSED PORCH

Composite front door with partial obscured glazing. Leading through to:-

ENTRANCE HALL

Coving. Downlights. Thermostatic control for central heating. Radiator. Wood effect flooring. Staircase leading to first floor landing with understairs storage cupboard that houses the alarm unit.

LOUNGE

Coving. Wall lights. Fireplace feature with stone mantle, hearth and surround with inset gas fire. Continuation of wood effect flooring. Two radiators. Double glazed French doors leading out to the garden patio area with double glazed windows to the side.

STUDY

Coving. Radiator. Fitted study furniture including shelving, book case and desk. Double glazed window to the front.

DINING ROOM/PLAYROOM

Currently used as a play room. Downlights. Coving. Radiator. Double glazed window to the front.

KITCHEN AREA

Roll edge work surface with inset stainless steel sink and drainer. A four ring electric hob with extractor above and fitted electric oven below. Comprehensive range of eye level cupboards and a range of cupboards/drawers below the work surface. Fitted Bosch dishwasher. Space for a washing machine and American style fridge/freezer. Double glazed window to the side and door leading to covered side area. Tiled flooring. Coving.

FAMILY/BREAKFAST AREA

Radiator. Bi-folding doors leading out to rear patio area. Double glazed window looking out to the garden. Cupboard housing the boiler. Tiled flooring.

DOWNSTAIRS WC

Coving. Low level W.C. Obscured double glazed window to the front. Heated towel rail. Wash hand basin. Tiled splash back and part tiled walls.

FIRST FLOOR LANDING

Coving. Loft hatch.

BEDROOM ONE

Coving. Two large build in wardrobes with hanging and shelving space. Double glazed window to the front. Radiator. Door leading through to:-

EN-SUITE BATHROOM

Panel bath. Shower with rain shower head. Coving. Obscured double glazed window to the side. Low level WC. Wash hand basin with storage below. Heated towel rail. Fully tiled walls and tiled flooring.

BEDROOM TWO

Double glazed window to the rear. Radiator. Storage cupboard.

BEDROOM THREE

Double glazed window to the front. Coving. Radiator.

BEDROOM FOUR

Coving. Double glazed window to the rear. Radiator.

FAMILY BATHROOM

Panel bath. Shower with rain shower head. Heated towel rail. Low level WC. Wash hand basin with storage cupboard below. Obscured double glazed window to the side. Part tiled walls.

OUTSIDE

FRONT

There is a drive way providing off street parking for three vehicles. Area of lawn with mature tree and attractive raised planting area with mature shrubs and trees.

REAR GARDEN

Immediately to the rear of the property is a patio area that spans across the back of the property. There is an area of lawn and steps leading up to an elevated patio area which is a great space for entertaining and positioned next to the cabin/bar. There are also some mature trees and shrubs. To the side of the property there is a covered storage area and gate that leads to the front of the property , the meters are located in this area.

SUMMER HOUSE / BAR

Currently used as a bar area this versatile space is insulated and has power, lighting and heating. Double glazed windows and doors. There is also a useful store area to the side.

GARAGE STORAGE AREA

Wooden up and over door providing some storage for bikes, gardening equipment etc. This also has power, lighting and houses consumer unit for the electrics.

COUNCIL TAX

BAND G - Current charge 2024/25 - £3898.91



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.

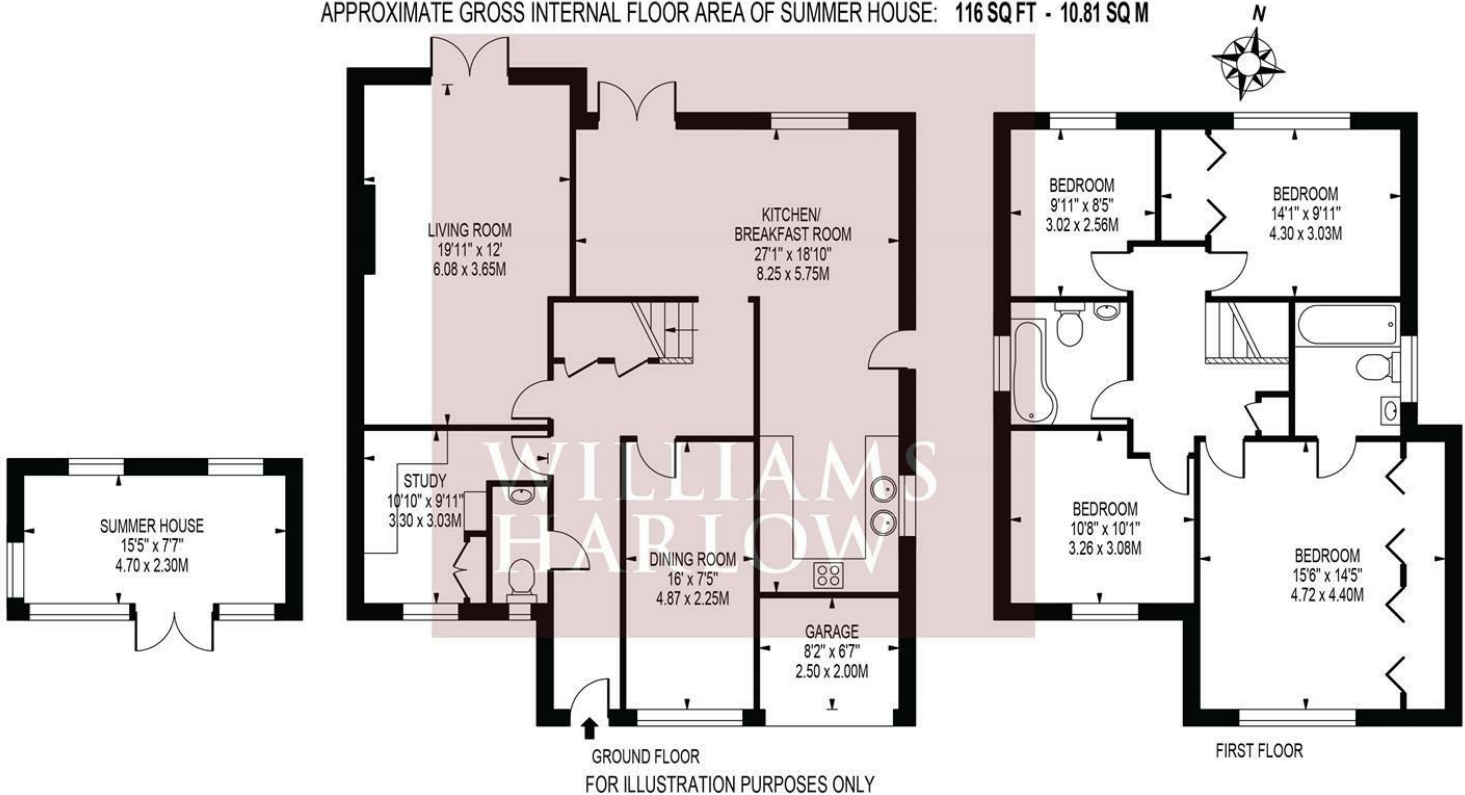
WILLIAMS
HARLOW

WALNUT GROVE

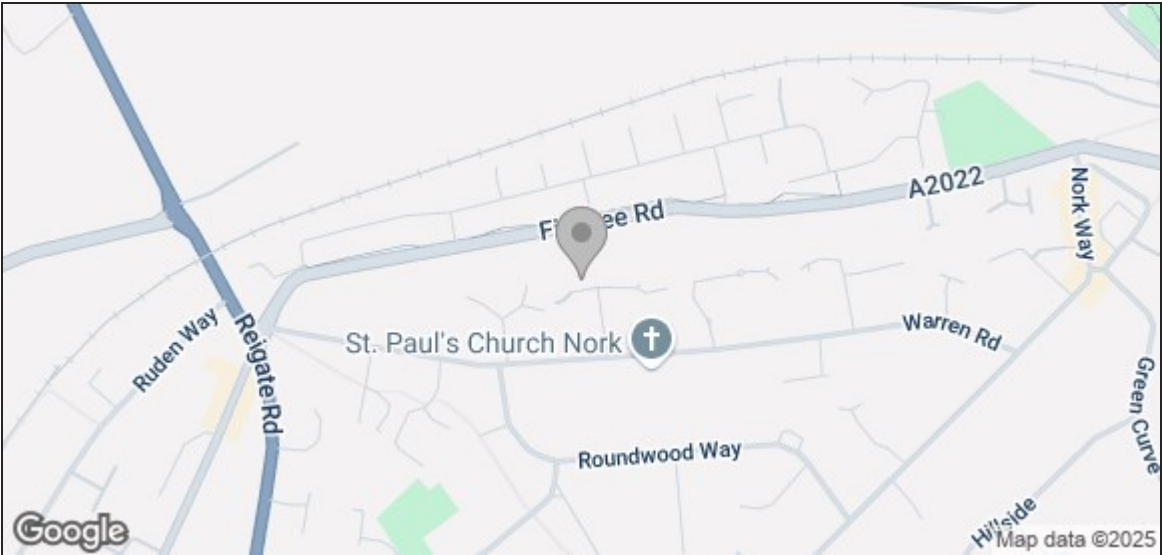
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1734 SQ FT - 161.06 SQ M
(EXCLUDING GARAGE & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 54 SQ FT - 5.00 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 116 SQ FT - 10.81 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		