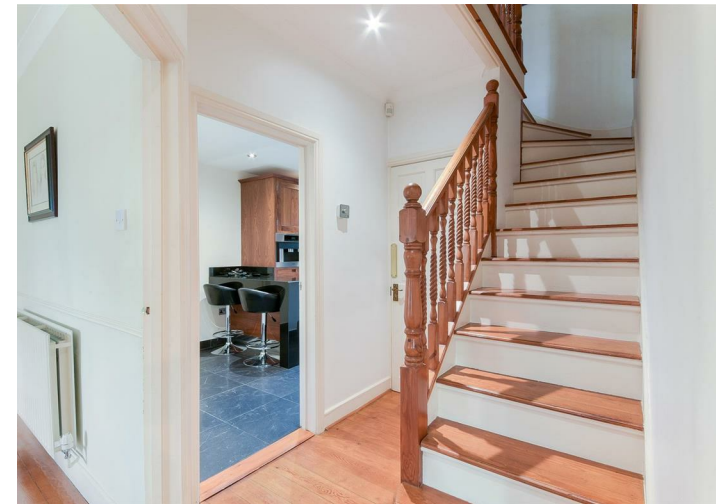




Sutton Lane, Banstead, Surrey
Offers In Excess Of £950,000 - Freehold



**WILLIAMS
HARLOW**











Nestled at the top of Sutton Lane, Banstead, this impressive detached house offers a perfect blend of space, comfort, and potential. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming home. The two spacious reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family. With parking available for up to SIX VEHICLES. Situated just SHORT WALK FROM BANSTEAD VILLAGE, residents will enjoy easy access to a variety of shops, cafes, and local amenities. POTENTIAL TO EXTEND SSTP. SOLE AGENTS

FRONT DOOR

The front door is located under a veranda which is fully paved with downlighters and feature brick arches. Giving access through to the:

ENTRANCE HALL

Stained wood flooring. Coving. Radiator. Downlighters. Alarm panel.

STUDY

Double glazed windows overlooking the front aspect. Stained wood flooring. Central feature light. Various storage options. Radiator. Coving. Dado rail. Video door entry system.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap. Downlighters. Fully tiled. Extractor fan. Access to the understairs storage. Underfloor heating.

LOUNGE

Double glazed window to the front aspect. Stained wood flooring. Radiator. Coving. 2 x feature lights. Feature fireplace with wood burner, granite hearth and a composite surround. Part glazed double opening doors giving access through to the:

DINING ROOM

Double glazed, double opening French doors giving access to the rear garden. Stained wood flooring. Radiator. Coving. Downlighters.

KITCHEN

A range of wall and base handmade kitchen cupboards and drawers. Granite work surface with granite splashback. Neff four ring induction hob with a Woolf extractor fan above. Double Miele ovens including microwave, warming tray and integrated coffee machine. I

1/2 stainless steel sink with mixer tap. Zip tap (instant boiler and filtered water). Breakfast bar providing seating for 2-3 people. Space for free standing fridge freezer. Integrated washing machine. Integrated dishwasher. Tiled flooring with underfloor heating. Large double glazed window overlooking the rear garden. Downlighters. Access to the garage.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Stained wood flooring. Radiator. Underfloor heating control. Alarm system control. Loft is fully boarded and fully insulated.

MASTER BEDROOM

Double aspect room. Double glazed windows overlooking the rear garden. Radiator. Fitted wardrobes and storage around the headboard.

EN-SUITE

Shower with rainfall shower. Low level WC. Wash hand basin with mixer tap. Fully tiled. Obscured double glazed window to the side. Underfloor heating. Control for the underfloor heating. Extractor fan. Downlighters. Heated towel rail.

BEDROOM TWO

Large double glazed window to the front. Fitted wardrobes. Central feature light. Radiator.

BEDROOM THREE

Double glazed window to the front. Various fitted wardrobes. Stained wood flooring. Radiator. Coving. Central feature light.

BEDROOM FOUR

Double glazed window to the side. Central feature light. Radiator.

FAMILY BATHROOM

Standalone bath. Low level WC. Wash hand basin with mixer tap and storage below. Obscured double glazed window to the side. Fully tiled. Downlighters. Extractor fan. Underfloor heating.

OUTSIDE

FRONT

The property is accessed via electric gates with video phone entry system. Stone driveway providing off street parking comfortably for six vehicles and good degree of privacy. There is also access to the side to the rear garden.

LARGE DOUBLE GARAGE

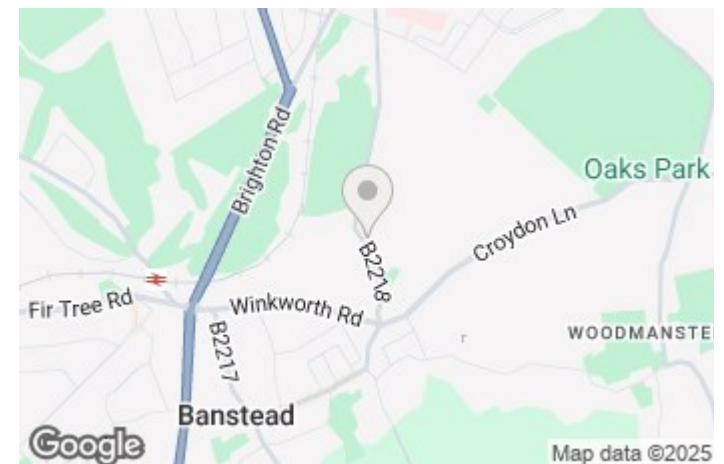
Accessed via an electric up and over garage door. Screened floor. Housing the boiler, megaflow system, electric and gas meters. Access to the rear garden and to the kitchen. There is wiring for an electric charger.

EASTERLY ASPECT REAR GARDEN

There is a patio immediately to the rear wrapping round to the side. Large shed/outbuilding with power and lighting. The remainder of the garden is mature with a level lawn and pond with rainfall feature. Behind the pond there is a feature area laid to shingle. Raised decked area. Barbecue area which is able to seat upto 15 people - fully sheltered with slate tiled roof.

COUNCIL TAX

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



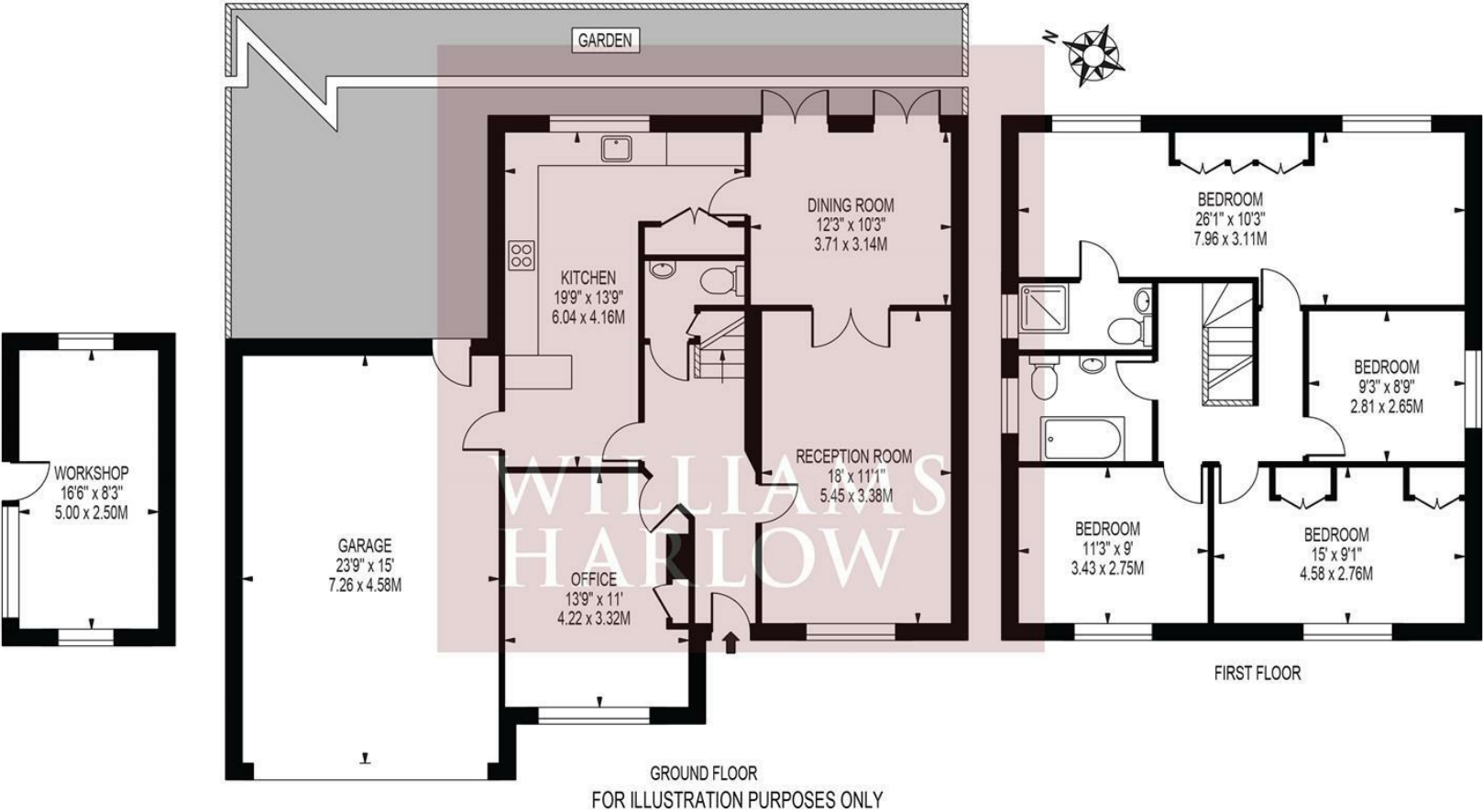
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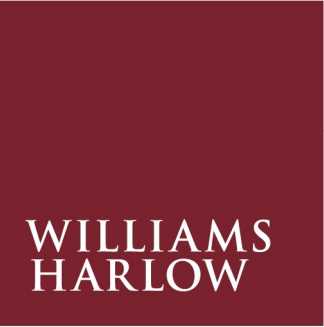
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SUTTON LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1569 SQ FT - 145.75 SQ M
(EXCLUDING GARAGE & WORKSHOP)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 361 SQ FT - 33.58 SQ M
APPROXIMATE GROSS INTERNAL AREA OF WORKSHOP: 135 SQ FT - 12.50 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.
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