



Beechfield, Banstead, Surrey
Offers Invited £1,200,000 - Freehold

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**WILLIAMS
HARLOW**











An opportunity to acquire a modern attractive home located in an exclusive cul-de-sac of other detached houses within an easy reach of Banstead Village High Street. The property benefits from three good sized reception rooms, four bedrooms with en-suite to the Master bedroom. There are landscaped gardens to the front and rear. The property is in excellent decorative order throughout and is sold with the benefit of NO ONWARD CHAIN.

FRONT DOOR

Replacement part glazed front door with recess lighting, giving access through to the:

GENEROUS ENTRANCE HALLWAY

Stairs rising to the first floor. Downlighters. Wooden flooring. Zoned heating control. 2 x radiators. Coving. Cupboard housing meters and consumer units.

DRAWING ROOM

Double aspect with large window to the front and further window to the side. 2 x radiators. Coving. Downlighters.

SITTING/DINING ROOM

A large attractive room with bi-fold doors to the rear which enjoys a fine outlook over the rear garden. Wall lights. Coving. Downlighters. Zoned heating control. Understairs storage cupboard.

SNUG

Attractive bay window to the front with large sill. Further window to the side. Radiator. Coving. Downlighters. Recess with adjustable shelving and storage cupboards.

KITCHEN/BREAKFAST ROOM

A unique room with octagonal glazed dome to the rear with double opening doors with full height windows enjoying pleasing outlook over the rear garden. Tiled floor. Further window to the side. A comprehensive range of wall and base units with granite work surfaces with an inset sink drainer with mixer tap. Integral dishwasher. Fitted oven and grill. Surface mounted gas hob with extractor above. Integral microwave. Downlighters. Zoned heating control.

UTILITY ROOM

With a run of work surface with an inset stainless steel sink drainer. Cupboards both below and above. Space for two domestic appliances. Window and door which connects to the side. Cupboard housing the pressurised cylinder and wall mounted gas central heating with time clock and switch gear nearby.

SHOWER ROOM

Wet room shower with hand held shower and body jets. Low level WC. Wash hand basin with mixer tap. A comprehensive range of built in storage comprising of drawers and cupboards. Obscured glazed window to the side. Fully tiled walls. Tiled floor. Downlighters. Wall mounted extractor.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Stairs with a wrought iron balustrade. Access to loft void. Window to the rear. 2 x radiators. Coving. Downlighters. Large linen cupboard.

MASTER BEDROOM

2 x windows to the front. Radiator. Coving. Downlighters. A comprehensive range of built in wardrobes.

EN-SUITE BATHROOM

White suite. Bath with mixer tap, shower attachment and glass shower screen. Wash hand basin with mixer tap. Low level WC with concealed cistern. Various storage drawers and cupboards. Mirror. Shaver point. Part tiled walls. Tiled floor. Heated towel rail. Obscured glazed window to the side. Downlighters. Ceiling mounted extractor.

BEDROOM TWO

Window to the front. Fitted wardrobes. Radiator. Coving. Downlighters.

BEDROOM THREE

Window to the rear. Fitted wardrobe. Coving. Downlighters. Radiator.

BEDROOM FOUR

Window to the front. Radiator. Built in range of useful office furniture comprising of shelving, work station, storage cupboards and drawers.

BATHROOM

Bath with wall mounted shower above and glass shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and drawers and cupboards below. Mirror. Fully tiled walls. Tiled floor. Shaver point. Downlighters. Heated towel rail. Obscured glazed window to the rear.

OUTSIDE

The property sits in well landscaped mature gardens.

FRONT

There is a carriage driveway with a central planting feature and various mature flower/shrub borders and area of lawn. Here you can access the property's front door.

PARKING

The carriage driveway and an area in front of the garage will afford parking of around four vehicles.

DETACHED GARAGE

Located to the side of the property. Electronically controlled roller door to the front with additional side store. Power and lighting. Connecting door to the side. Window to the rear.

REAR GARDEN

A particularly attractive feature of the property again with tasteful hard landscaped affording a patio which expands the immediate rear width benefitting from outside tap and outside lighting. Well maintained area of manicured lawn set either side by attractive flower/shrub borders some of which are raised in brick. The garden enjoys a good degree of privacy.

COUNCIL TAX

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



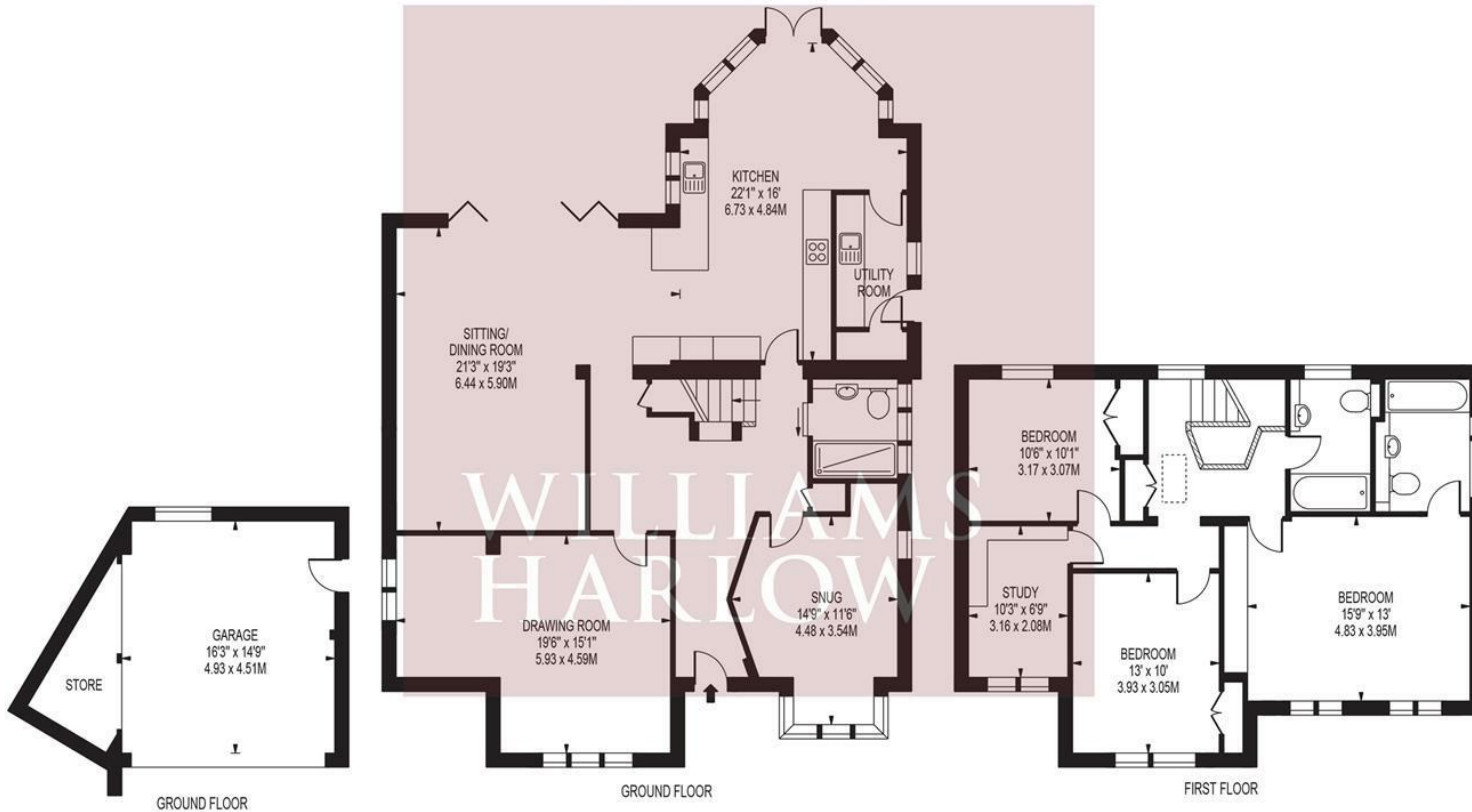
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

BEECHFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2140 SQ FT - 198.77 SQ M
(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & STORE: 284 SQ FT - 26.34 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2424 SQ FT - 225.11 SQ M
(INCLUDING GARAGE & STORE)



FOR ILLUSTRATION PURPOSES ONLY

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	81
	EU Directive 2002/91/EC	

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