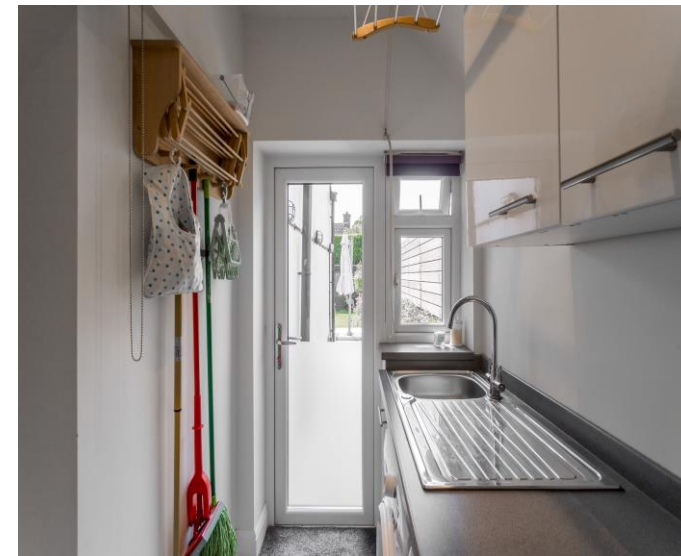




HENLEY HOMES

48 Fir Tree Road Banstead
Surrey | SM7 1NG |



HENLEY HOME ESTATE AGENT A home that truly has it all. Spread over three impressive storeys, this six-bedroom, four-bathroom detached residence in Banstead is far more than just a family house, it's a lifestyle. Every room has been finished with care and attention, creating a space that's both stylish and practical. Outside, a powered outbuilding opens the door to endless possibilities from a sleek home office to a private gym or creative studio. Add in Banstead's village charm, excellent schools, and fast links to London, and you have a rare opportunity to own a home that blends space, sophistication, and convenience in one perfect package.

Utility

Rear aspect, censored lighting, single sink, door leading onto patio, high and low level storage, air-conditioning, space for washing machine and tumble dryer.

Cloakroom

Part tiled floor, underfloor heating, wall hung WC, wall hung wash hand basin with vanity unit, storage cupboard.

Kitchen / Dining Room 27' 9" x 20' 6" (8.45m x 6.24m)

Rear aspect, 2 sets bifold doors, air-conditioning, 2 sky lights, ceramic tiled floor, integrated gas hob, and electric oven, integrated extractor hood, integrated dishwasher, integrated bins, double and a half sink, quooker hot water tap, space for large American fridge freezer, high and low level storage, breakfast bar with seating space, sliding door into living room.





Office 16' 9" x 12' 0" (5.10m x 3.65m)

Front aspect, bay window, air-conditioning, built in office storage, engineered wood strip flooring.

Snug 17' 9" x 10' 6" (5.41m x 3.20m)

Front aspect, bay window, air-conditioning, wood strip floor, connecting door to kitchen / dining room.



Bedroom 1 17' 6" x 10' 6" (5.33m x 3.20m)

Rear aspect, air-conditioning.

En-suite

Tiled walls and floor, corner shower unit with hand held shower attachment, wall hung WC, wall hung wash hand basin with vanity unit, heated towel rail, underfloor heating.

Bedroom 2 11' 6" x 9' 9" (3.50m x 2.97m)

Rear aspect, air-conditioning.





Family Bathroom

Side aspect, underfloor heating, panelled bath with separate hand held shower attachment, wall hung WC, wash hand basin with vanity unit, heated towel rail, tiled walls and floor.

Bedroom 3 12' 0" x 10' 9" (3.65m x 3.27m)

Front aspect, bay window, air-conditioning, strip wood effect flooring.

Bedroom 4 12' 0" x 10' 6" (3.65m x 3.20m)

Front aspect, bay window, air-conditioning.



Bedroom 5 13' 3" x 10' 6" (4.04m x 3.20m)
Rear aspect, air-conditioning, eaves storage.

En-suite

Front aspect velux window, tiled panelled bath with handheld shower attachment, wall mounted WC, wall mounted wash hand basin with vanity unit, heated towel rail, underfloor heating, tiled floor and walls.

Bedroom 6 12' 6" x 10' 6" (3.81m x 3.20m)
Rear aspect, air-conditioning, eaves storage.

En-suite

Front aspect velux windows, wall mounted wash hand basin with vanity unit, heated towel rail, wall mounted WC, corner shower unit with hand held attachment, tiled floor and walls, underfloor heating.

Upper Landing

Front aspect velux window, storage cupboard, eaves storage.





Out House

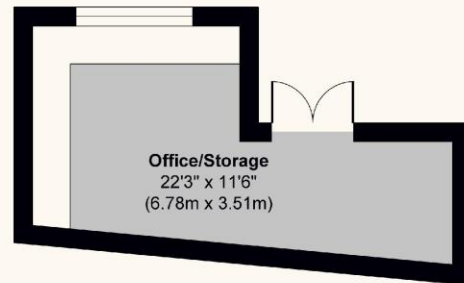
Power and heating.

Rear Garden

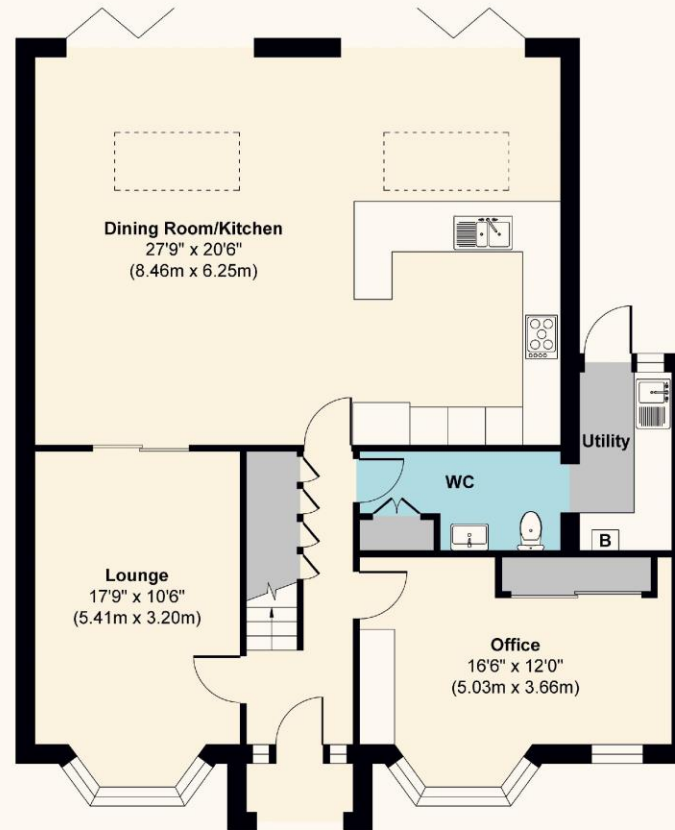
Stunning rear garden with full width patio, mature planting and outhouse.



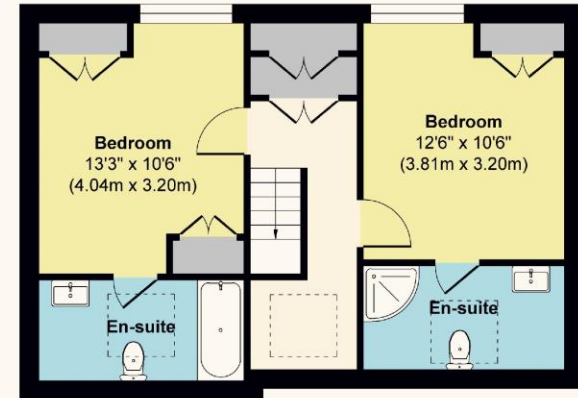




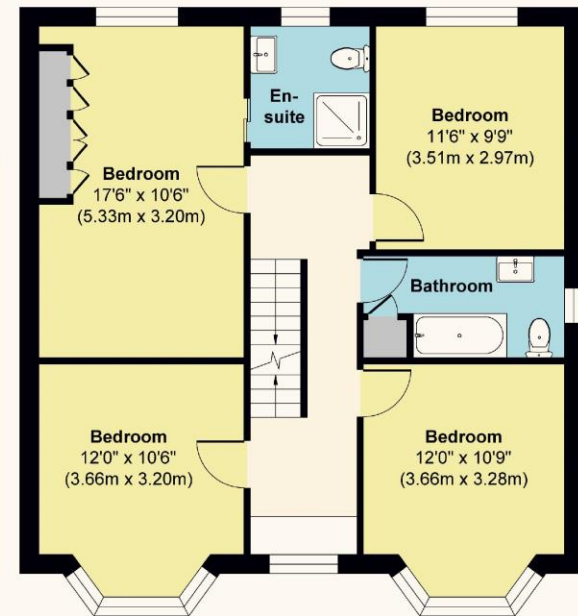
Outbuilding
Approximate Floor Area
188 sq. ft
(17.50 sq. m)



Ground Floor
Approximate Floor Area
1136 sq. ft
(105.52 sq. m)



Second Floor
Approximate Floor Area
514 sq. ft
(47.74 sq. m)



First Floor
Approximate Floor Area
787 sq. ft
(73.10 sq. m)

Total = 243.86 sq. m / 2625 sq. ft
Approximate Gross Internal Area = 226.36 sq. m / 2437 sq. ft, Outbuilding = 17.50 sq. m / 188 sq. ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.