



Tudor Croft, 28 Chalmers Road, Banstead, SM7 3HF

Guide price £1,200,000



WH WATSON HOMES
Estate Agents

28 Chalmers Road, Banstead, SM7 3HF

Watson Homes are delighted to offer this charming four bedroom detached family home, situated in a sought after road with far reaching scenic views. This spacious property has four reception rooms, an en suite bathroom, two garages, a stunning rear garden, scope to extend s.t.p and NO ONWARD CHAIN.

Located within a 15 minute walk of Banstead Village, with its bustling High Street including Waitrose, M&S Simply Food, Tesco Express, Boots, plus independent shops, coffee bars, restaurants, library, bank, pubs and Post Office. A short walk across the fields leads you to the Mint pub and Banstead woods, an area popular with running clubs and walkers. The local area has a wide choice of education in both private and state sectors, whilst the main towns of Sutton, Epsom, Cheam and Reigate offer further recreational and commuter facilities. The area also has excellent transport links providing easy access to the A217 and M25 road-links, the M25 being accessed at junction 8 leading to both Heathrow and Gatwick airport. Banstead, Chipstead and Woodmansterne stations are within easy reach offering services into London Bridge and Victoria.

Accommodation

Bespoke wooden front door to..

Entrance lobby

Feature stained glass port hole window, wall mounted alarm panel, part glazed wooden door to..

Family room

double glazed leaded light windows to front aspect and doors to garden, open fireplace, beamed walls and ceilings with plate rack, double panelled radiators.

Sitting room

Double glazed leaded light windows to front aspect and feature stained glass windows at side, ornate brick built fireplace, two single panel radiators, beamed ceiling.

Dining room

UPVC double glazed leaded light windows to side and rear aspects, double panel radiator, wall mounted heater, large storage cupboard.

Breakfast room

Glazed window to side aspect, serving hatch, wood effect flooring, single panel radiator, cupboard housing "Worcester" boiler, access to utility area and garden.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid ceramic sink and mixer tap, inset gas hob with extractor fan above and oven/grill at side, tiled effect flooring, wall mounted heater, double glazed leaded light window to rear aspect with far reaching views.

Utility room

Range of fitted cupboards with worktops and stainless steel sink with water supply, tiled flooring, UPVC double glazed window to rear aspect and access to garage and garden.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, obscure UPVC double glazed leaded light window to rear aspect.

Stairs to 1st floor landing

Double glazed stained glass window to rear aspect with far reaching views, cupboard housing hot water tank, picture rail, loft access.

Bedroom one

Double glazed leaded light window to front aspect, fitted wardrobes, single panel radiator, picture rail.

Ensuite bathroom

Comprising panel enclosed bathroom with chrome mixer tap, wash hand basin with chrome mixer tap and storage

cupboards below, low-level flush WC, tiled effect flooring, heated chrome towel, single panel radiator, double glazed leaded light window to front aspect.

Bedroom two

Double glazed leaded light window to front aspect and window at side, built-in wardrobe, picture rail, single panel radiator.

Bedroom three

Double glazed leaded light window to rear aspect, single panel radiator, fitted wardrobe.

Bedroom four

Double glazed leaded light window to rear aspect with far reaching views, single panel radiator, picture rail.

Bathroom

Comprising panel enclosed bathroom with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, single panel radiator, tiled walls, double glaze leaded light window to rear aspect.

Separate WC

Consisting of low level flush WC and obscure window to rear.

Rear garden - Approximately 150ft (South facing)

Large, paved patio area leading to lawn section with mature shrubs and well stocked flowerbeds bordering, centred seating area with pergola, further lawn section at rear with hedge border, fence enclosed, garden shed, access to garage, outside tap.

Integral garage

Double wooden doors at front.

Detached garage

Double wooden doors at front and side access.

Front

Vast in and out paved driveway, providing off street parking for several cars.

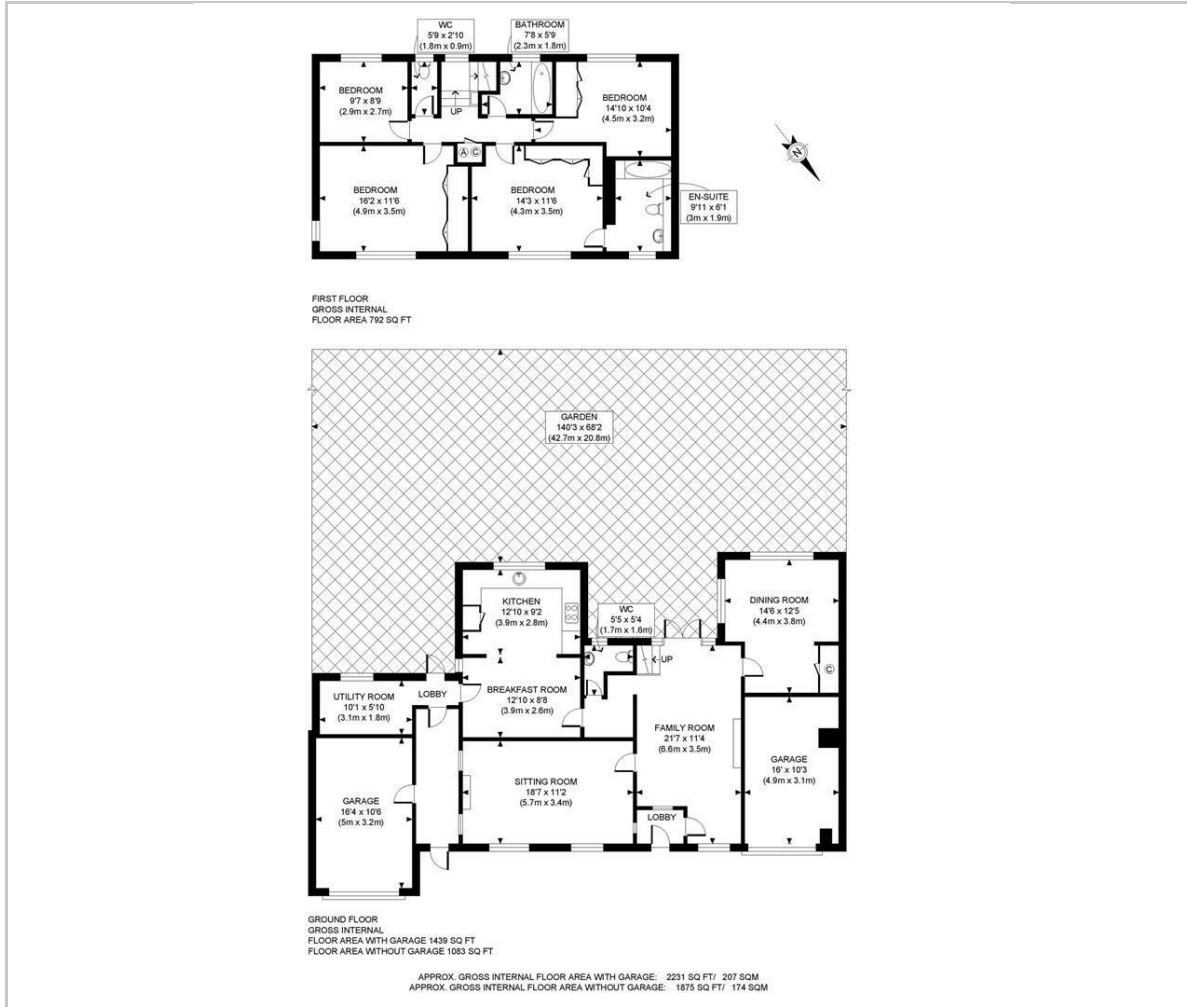




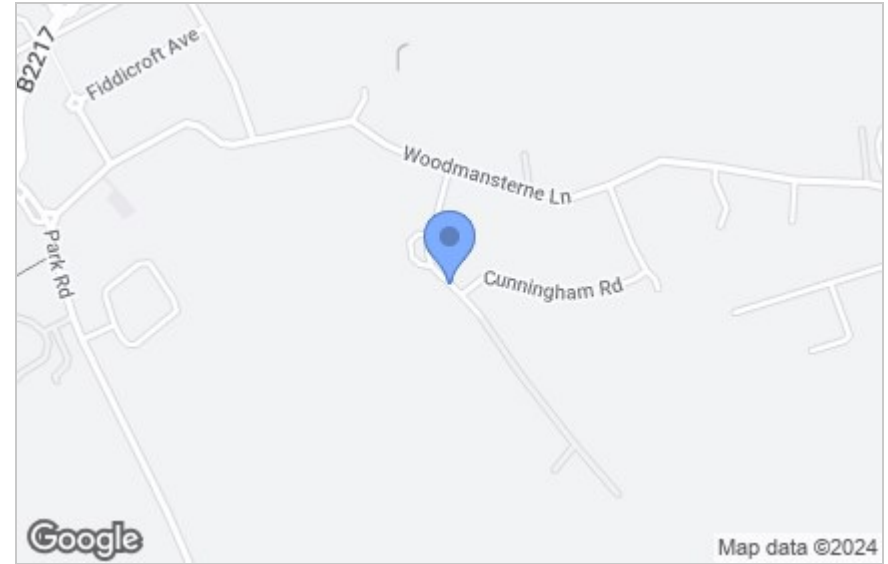




Floor Plan



Area Map



Energy Efficiency Graph

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

Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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