

**WILLIAMS
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Osier Way Banstead, Surrey SM7 1LL

An opportunity to acquire a three bedroom linked detached property located in a popular residential area ideally situated for good local schools, mainline station and local shops at Nork Way. The property benefits from a rear conservatory, an attractive garden which backs onto recreational fields to the rear affording a fine open outlook. **SOLE AGENTS. NO ONWARD CHAIN**

£585,000 - Freehold



FRONT

Sliding patio doors under pitch canopy with outside light, giving access through to:

ENTRANCE PORCH

1.52m x 0.64m (5'0 x 2'1)

Tiled floor. Panel ceiling and lighting. Further part glazed door with full height glazed door to the side, giving access through to:

ENTRANCE HALLWAY

3.91m x 1.83m (12'10 x 6'0)

Wood effect flooring. Radiator. Thermostat for the central heating. Coving. Understairs storage cupboard.

DOWNSTAIRS WC

Low level WC with concealed cistern. Obscured glazed window to the side. Corner mounted wash hand basin with mixer tap and tiled splashback. Heated towel rail.

LOUNGE

2.69m x 5.44m (8'10 x 17'10)

The room is of double aspect with bay window to the front and a further obscured glazed window to the side. Coving. Radiator.

KITCHEN/DINING ROOM

3.00m x 5.44m (9'10 x 17'10)

Well fitted with a modern range of wall and base units comprising of high gloss work surfaces incorporating an enamel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with a fitted oven and grill. Surface mounted halogen hob with chimney extractor above. Space for washing machine, slimline dishwasher and upright fridge freezer. Coving. Radiator. Double opening french doors to the conservatory. Further part glazed door and window to the rear. Fireplace feature with inset electric fire.

CONSERVATORY

3.05m x 2.95m (10'0 x 9'8)

Windows to three sides and double opening french doors to the side. Wood effect flooring. Radiator. All enjoys a pleasant outlook over the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft void. Window to the side. Radiator. Inbuilt cupboard providing useful hanging and storage.

BEDROOM ONE

3.18m x 4.17m maximum (10'5 x 13'8 maximum)

With a recess suitable for a fitted wardrobe. Window to the front. Radiator.

BEDROOM TWO

3.18m x 3.61m (10'5 x 11'10)

With a recess suitable for a fitted wardrobe. Window to rear with a fine outlook. Radiator.

BEDROOM THREE

2.69m x 2.34m (8'10 x 7'8)

Window to front. Radiator.

SHOWER ROOM

Walk in shower with wall mounted Aqualisa shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Obscured glazed window to the rear. Fully tiled walls. Heated towel rail. Shaver point. Mirrored medicine cabinet.

OUTSIDE

FRONT

There is an area of lawn with flower/shrub borders and a pathway that provides access to the front door to the side there is a wooden garden gate which give useful access to the:

REAR GARDEN

There is a patio immediately to the rear part of which is covered over the kitchen door. There are steps up to a further patio area. The remainder of the garden is mainly laid to level lawn with attractive flower/shrub borders. Towards the end of the garden there is a further patio and two small sheds. The garden affords a good degree of privacy and backs directly onto the recreation ground.

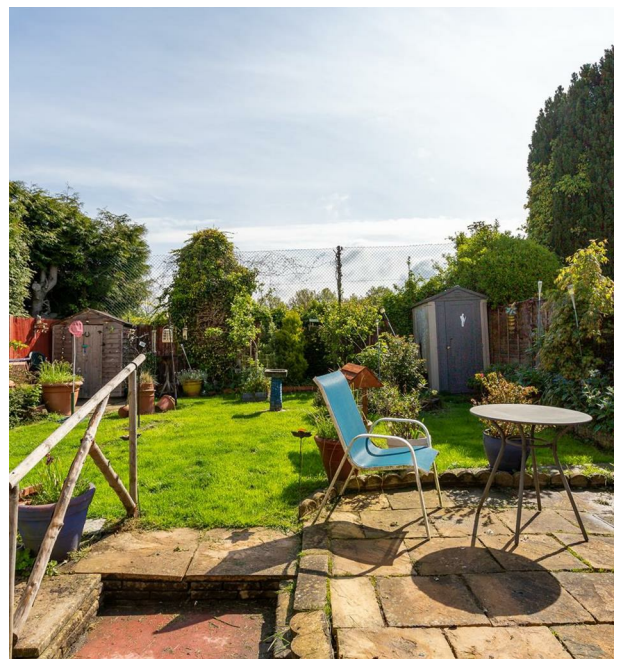
PARKING

There is two off street parking spaces to the front.

ATTACHED GARAGE

5.21m x 2.49m (17'1 x 8'2)

Electronically controlled roller door to the front under a pitch tiled roof. Connecting door to the rear. Power and lighting. Wall mounted gas central heating boiler.



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL SQ.FT/SQ.M INCLUDES GARAGE

TOTAL APPROXIMATE FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			