



Cedars, Banstead, Surrey
Asking Price £460,000 - Freehold

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**WILLIAMS
HARLOW**











An opportunity to acquire a spacious **THREE BEDROOM** home located in a cul-de-sac close to excellent local schools and Woodmansterne village. The property has been subject to a rear extension to afford a large re-fitted kitchen/breakfast room, utility room and downstairs shower plus additional upstairs bathroom. **SOLE AGENTS**

ENTRANCE PORCH

Part glazed door with window to the side. Wall light. Cupboard housing meter. Tiled floor. Giving access to the:

FRONT DOOR

Replacement part glazed front door giving access through to the:

ENTRANCE HALL

Part panelled walls. Stairs to the first floor with attractive balustrade. Understairs storage cupboard. Radiator.

SITTING ROOM

Attractive bay window to the front. Concealed radiator. Wooden flooring. Fireplace feature. Double opening part glazed doors giving access through to the:

KITCHEN/DINING ROOM

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Integral fridge and integral freezer. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. Wall mounted gas central heating boiler. Double opening glazed doors enjoying a pleasant outlook over the rear garden. Further window to the rear. Part tiled walls. Tiled floor. Radiator. Downlighters. Doorway providing access through to the:

UTILITY ROOM

Run of work surface with cupboard below and space for two domestic appliances below. Range of eye level cupboards. Understairs storage cupboard. Doorway providing access to the:

RE-FITTED DOWNSTAIRS SHOWER

Fully enclosed shower cubicle with both rain shower and hand held attachment. Low level WC. Pedestal wash hand basin with mixer tap and tiled splashback. Mirror. Obscured glazed window to the rear. Wall mounted extractor. Heated towel rail.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached by a straight staircase. Fully panelled. Accessed to the loft. Large linen cupboard.

BEDROOM ONE

Window to the front. Radiator.

BEDROOM TWO

Window to the rear overlooking the rear garden. Recess, suitable for a fitted wardrobe. Storage cupboard with shelving.

BEDROOM THREE

Window to the front. Radiator.

BATHROOM

A white suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. WC. Obscured glazed window to the rear. Coving. Downlighters. Radiator. Part tiled walls.

OUTSIDE

FRONT

The front garden has been mainly hard landscaped for ease of maintenance providing areas of brick patio with flower/shrub borders.

REAR GARDEN

7.92m x 6.10m approximately (26'0 x 20'0 approximately)
There is a decked area expanding the immediate rear width of the property. Outside brick storage cupboard. The remainder of the garden is laid to lawn with a stepping stone path

providing access to the rear. There is also rear pedestrian access. Well maintained flower/shrub borders and a small patio towards the end of the garden and a garden shed. The garden enjoys a good degree of privacy. Outside tap.

COUNCIL TAX

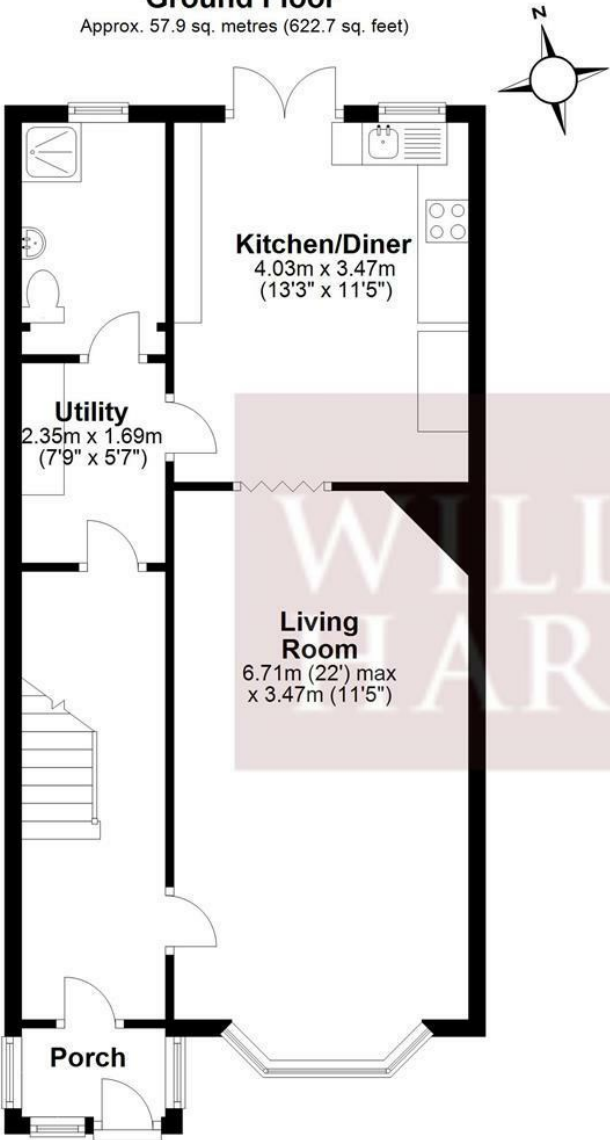
Reigate & Banstead BAND D £2,448.79 2025/26



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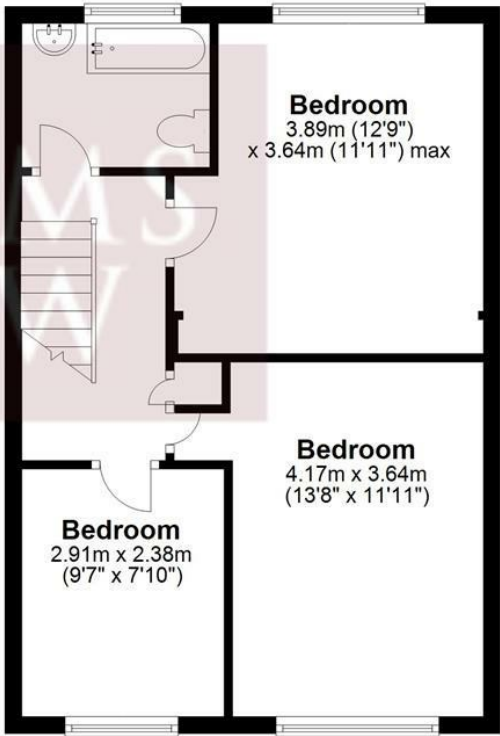
Ground Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 102.2 sq. metres (1100.2 sq. feet)

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