

**WILLIAMS
HARLOW**

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High Beeches

Banstead, Surrey SM7 1NB

Offers Over £650,000 - Freehold



Williams Harlow of Banstead are pleased to present an opportunity to acquire a **FOUR BEDROOM DETACHED FAMILY HOME** with **THREE RECEPTION ROOMS** located on the outskirts of Banstead Village. Located a stones throw away from Banstead station, Nork local shops, excellent local schools and the ever popular Epsom Downs Racecourse. A driveway to the front provides off street parking for up to four vehicles and there is also an integral garage. **SOLE AGENTS. NO ONWARD CHAIN**



FRONT

Front door to the side of the property located under a canopy with outside lighting giving access through to the:

ENTRANCE HALL

Laminate floor. Access to the garage. Access to the downstairs WC. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and cupboard above. Radiator. Tiled surround. Laminate floor. Obscured double glazed window to the side.

INNER HALLWAY

Stairs rising to the first floor. Carpeted.

LIVING ROOM

Accessed via double opening part glazed doors. 2 x floor to ceiling leaded light double glazed windows overlooking the front gardens. Radiator. Coving.

KITCHEN

A comprehensive range of eye and low level kitchen units and roll edged work surfaces. One and a half bowl porcelain sink with mixer tap. Tiled splashback. Spaces for fridge freezer, washing machine and dishwasher. Fitted oven. Fitted gas hob with extractor above. Tiled floor. Large leaded light double glazed window overlooking the rear garden. Part double glazed door providing access to the rear garden.

DINING ROOM

Radiator. Carpet. Central light. Double glazed sliding doors giving access to the:

CONSERVATORY

Fully glass structure overlooking the rear garden and provides access to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with wooden balustrade with a radiator half way up. Access to the loft.

BEDROOM ONE

Large double glazed leaded light window to the front. Fitted wardrobes. Radiator. Central light. Carpet.

BEDROOM TWO

Large double glazed leaded light window to the front. Radiator. Fitted wardrobes. Carpet. Central light.

BEDROOM THREE

Large double glazed leaded light window to the rear. Radiator. Fitted wardrobes. Carpet. Central light.

BEDROOM FOUR

Double glazed leaded light window overlooking the rear garden. Radiator. Eaves storage.

BATHROOM

Bath with overhead electric shower and glass shower screen. Glazed divide. Pedestal wash hand basin with mixer tap. Low level WC. Cupboard housing the hot water tank. Fully tiled walls. Laminate floor. Velux window. Central feature light. Radiator.

OUTSIDE

FRONT

There is an area of level lawn to the front and a driveway providing off street parking for approximately four vehicles leading to the integral garage. A pathway to the side leads to the front door with exterior lighting and there is a useful wooden side gate giving access to the rear garden.

INTEGRAL GARAGE

Manual up and over door to the front. Lighting. Gas meter and fuse board. Door giving access to the entrance hall.

REAR GARDEN

There is a patio immediately to the rear of the property with the remainder of the garden mainly laid to level lawn with flower beds, shrub borders and mature trees. There is a central water feature. Garden shed.

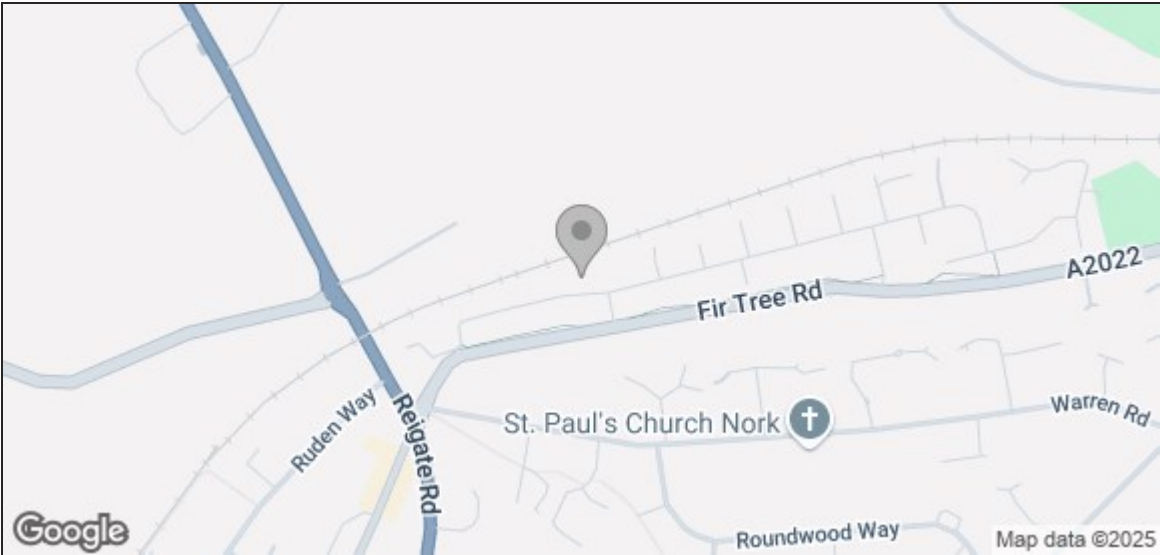
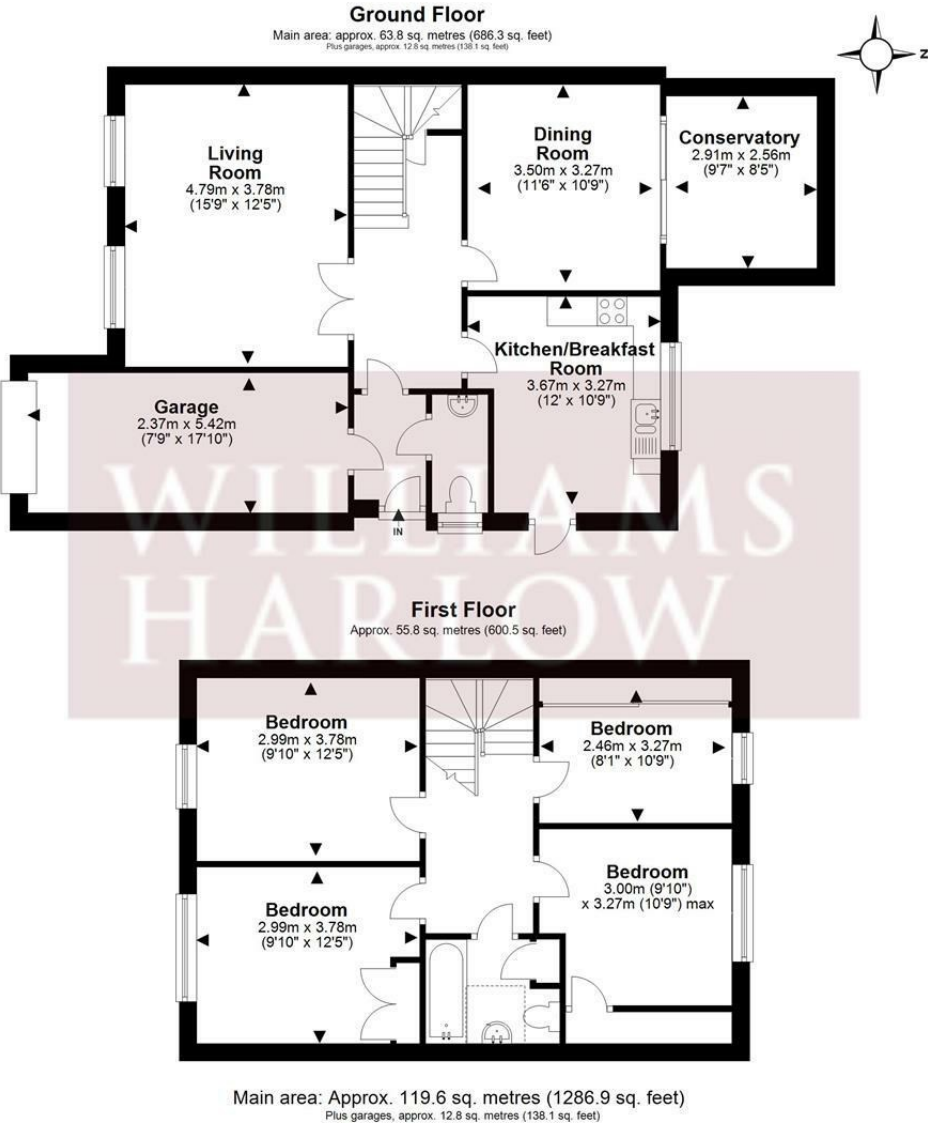
COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25



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WILLIAMS
HARLOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC