



Heath Close, Banstead, Surrey SM7 3QU

Asking Price £1,400,000 - Freehold



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**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a DETACHED home that has been subject to major extension works and completely refurbished to a high standard by the current owner, whilst retaining many PERIOD FEATURES. The property now boasts over 3500 square feet of versatile accommodation including, FOUR DOUBLE BEDROOMS, FIVE BATHROOMS (3 EN-SUITES) large L- Shaped OPEN PLAN KITCHEN/BREAKFAST ROOM, utility room, sitting room , family room and LARGE LOFT ROOM (32 ft x 23 ft), currently used as a gym. Landscaped rear garden with Cabin/Bar/Store. Garage and LARGE RESIN DRIVE WAY with OFF STREET PARKING FOR SEVEN VEHICLES. All of which is located in a quiet cul-de-sac location within walking distance of BANSTEAD VILLAGE HIGH STREET, offering an array of local amenities and transport links. SOLE AGENTS. VIEWING HIGHLY RECOMMENDED.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
77		83
England & Wales		EU Directive 2002/91/EC



ENCLOSED PORCH

Accessed via double glazed UPVC door with double glazed windows to the side, tiled floor and stain glass window to the side. Giving access to the:

ORIGINAL FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Staircase leading to the first floor landing. Understairs storage cupboard. Downlighters. Wood effect flooring. Radiator. Cloak cupboard.

SITTING ROOM

9.83m x 3.66m (32'3 x 12'0)

Attractive double glazed bay window to the front. Continuation of the wood effect flooring. Obscured double glazed window to the side. 2 x radiators. Large window to the rear overlooking the rear garden. Opening through to the:

KITCHEN/BREAKFAST ROOM

8.10m x 7.16m (26'7 x 23'6)

A range of Textured Concrete style kitchen units made by Nabila, German built with Quartz worktops incorporating stainless steel sink with Frankie hot tap. Larder with pull out storage and wall cabinets with pulldown storage racks. A range of integrated appliances including two ovens, induction hob and microwave. Space for an American style fridge freezer. Large feature kitchen island with illuminated wine fridge and glass display under the island. Downlighters. Remote control mood effect lighting around the kitchen. Splashback. Bi-folding doors giving direct access to the rear garden. Contemporary wall mounted radiator. Part vaulted ceiling with solar powered electronically controlled Velux windows (automatically close if it rains). Double glazed window to the rear. Space for a large dining table. Large range of storage cupboards and drawers.

UTILITY AREA

Work top incorporating a stainless steel sink and drainer. Spaces for washing machine and tumble dryer. Range of eye and low level cupboards. Radiator. Tiled floor. Double glazed window to the side. Double glazed door giving access to the side of the property.

DOWNSTAIRS SHOWER ROOM

Walk in shower cubicle with power shower, rain shower and hand held attachment. Low level WC. Wall mounted wash hand basin with storage below. Heated towel rail. Downlighters. Extractor fan.

FAMILY ROOM

4.09m x 3.96m (13'5 x 13)

Double glazed bay window to the front. Downlighters. Continuation of the wood effect flooring. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front. Radiator. Access to loft room. Storage cupboard. Downlighters.

BEDROOM ONE

7.42m x 3.96m (24'4 x 13'0)

Double glazed window to the rear. Solar powered Velux window to the side (automatically close if it rains), enjoying pleasant views overlooking London. Large built in wardrobe with sliding doors. Radiator. Downlighters. Access through to the:

EN-SUITE SHOWER ROOM

Large walk in shower cubicle with rain shower and hand held attachment. Heated towel rail. Low level WC. 2 x wall mounted sinks with storage below. Electric shaver point. Downlighters. Obscured glazed window to the rear. Extractor fan.

BEDROOM TWO

4.65m x 3.66m (15'3 x 12'0)

Double glazed window to the front. Radiator. Walk in wardrobe. Downlighters. Door giving access through to:

EN-SUITE SHOWER ROOM

Obscured double glazed window to the front. Walk in shower cubicle with rain shower and hand held attachment. Low level WC. Large wall mounted wash hand basin with storage below. Heated towel rail. Downlighters. Extractor fan.

BEDROOM THREE

4.65m x 2.87m (15'3 x 9'5)

Double glazed window to the rear. Downlighters. Radiator. Door giving access to the:

EN-SUITE SHOWER ROOM

Double glazed window to the side. Walk in shower cubicle with rain shower and hand held attachment. Low level WC. Wall mounted wash hand basin with storage below. Heated towel rail. Downlighters. Extractor fan.

BEDROOM FOUR

3.84m x 2.87m (12'7 x 9'5)

Double glazed window to the front. Downlighters. Radiator. Storage cupboard.

FAMILY BATHROOM

Obscured glazed window to the side. Panel bath. Large wash hand basin with storage below. Walk in shower cubicle with rain shower and hand held attachment. Heated towel rail. Downlighters.

LOFT ROOM

9.75m x 9.12m maximum (32'0 x 29'11 maximum)

Downlighters. 2 x velux windows to the rear. Radiator.

This room has the potential to be converted into a bedroom by changing staircase (STPP).

OUTSIDE

FRONT

Large Resin driveway providing off street parking for seven vehicles. Small area of mature shrubs.

GARAGE

Double opening wooden doors. Power and lighting. Electric fuse board. Worcester Bosch 50kw boiler with Nest thermostat controlled by app as well as auto and manual.

SIDE COVERED AREA

Accessed from the utility and the front of the property. With sink and storage units.

REAR GARDEN

There is a patio area immediately to the rear of the property with steps down to the main garden which is laid to artificial grass. There is a large area with composite decking. Various areas with seating and entertaining space. Garden shed. Feature raised garden pond. Side access to the front of the property. Outside tap.

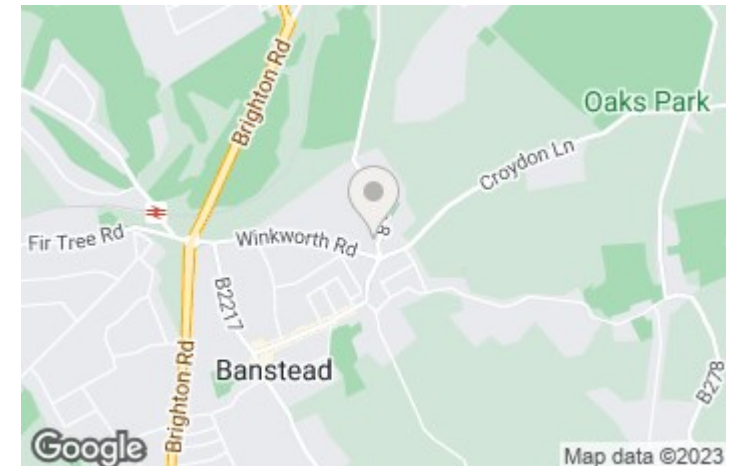
LARGE CABIN

6.40m x 4.27m (21 x 14)

Located in the rear garden - half is currently used as a bar area. Full power and lighting. Double glazed windows and doors. The other half is currently used as a workshop. Fully insulated.

COUNCIL TAX

Reigate & Banstead BAND F £3,126.38 2022/23



Banstead Office

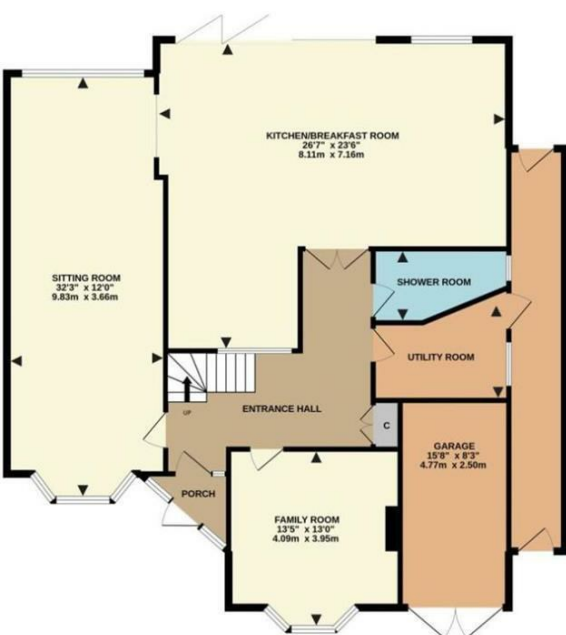
Call: 01737 370022

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GROUND FLOOR



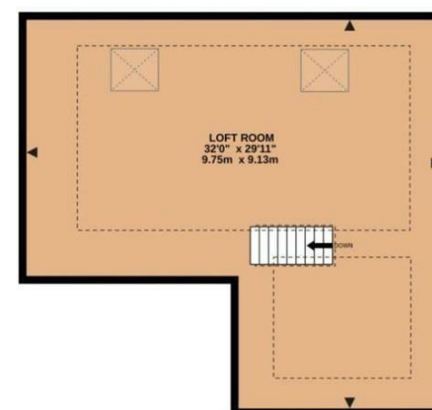
TOTAL FLOOR AREA : 3519 sq.ft. (326.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



SECOND FLOOR



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