



Beacon Way, Banstead, Surrey SM7 1DZ

Guide Price £950,000 - Freehold



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**WILLIAMS  
HARLOW**



An opportunity to acquire a modern **FOUR BEDROOM DETACHED BUNGALOW** with **THREE RECEPTION ROOMS**, double garage and parking for up to six vehicles in a highly desirable residential location, with easy access to local shops, schools and Nork Park. The property benefits having a main bathroom plus en-suite to the master bedroom. Double glazing and gas central heating. **SOLE AGENTS**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FRONT DOOR

Part glazed front door with outside coach lamp, giving access through to the:

## ENTRANCE HALLWAY

Wood effect flooring. Cloaks cupboards, one with hanging, the other with shelving. Alarm control panel. Radiator.

## INNER ENTRANCE HALLWAY

Coving. Storage cupboard with shelving. Time clock and thermostat for the central heating. Access to the loft void.

## LOUNGE

Sliding patio doors to the rear. Coving. Fireplace feature with inset log burner. Radiator.

## DINING ROOM

Sliding patio doors to the rear enjoying a pleasant outlook over the rear garden. Radiator. Coving.

## CONSERVATORY

Large conservatory under a pitch glazed roof. Accessible from the kitchen and double opening glazed doors from the dining room, as well as accessed via double opening doors to the rear and glazed door to the front. Tile effect flooring. Exposed brick work. Radiator. Ceiling blinds.

## KITCHEN

Fitted with a range of wall and base units comprising of granite work surfaces incorporating a one and a half bowl sink drainer with mixer tap. Space for washing machine. Fitted oven and grill with microwave oven above. Surface mounted five ring gas hob with extractor above. Cupboard housing gas central heating boiler. Eye level display cabinets. Breakfast bar. Wine rack. Large recess suitable for 2 x upright fridge freezers. Heated towel rail. Tiled flooring. Coving. Part tiled walls. Window to the side.

## BREAKFAST ROOM

Radiator. Window to the front. From here on either side are two good sized storage cupboards.

## MASTER BEDROOM

Double aspect room with bay window to the front. Part glazed door providing access to the rear garden. Comprehensive range of built in bedroom furniture comprising of fitted wardrobes, bedside tables, storage cupboards and chest of drawers. Coving. Radiator. Doorway through to the:

## EN-SUITE BATHROOM

Bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Half height tiling. Tiled floor. Obscured glazed window to the side. Downlighters. Ceiling mounted extractor. Heated towel rail. Shaver point.

## BEDROOM TWO

Attractive bay window to the front. Radiator. Built in range of bedroom furniture comprising of fitted wardrobes and storage cupboards. Coving.

## BEDROOM THREE

Bay window to the side. Radiator. Coving. Fitted wardrobes providing useful hanging and storage.

## BEDROOM FOUR

Bay window to the front. Radiator. Coving. Fitted wardrobes providing useful hanging and storage.

## SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Part tiled walls. Tiled floor. Mirror. Shaver point. Downlighters. Ceiling mounted extractor. Large full height cupboard with shelving.

## OUTSIDE

### FRONT

Well laid herringbone brick driveway providing off street parking for up to six vehicles. There is an area of lawn and a further area laid to slate chipping interspersed by attractive flower/shrub borders. Low rise brick wall marks the front boundary with illuminated pillars. Wooden garden gate leads to the:

## SIDE AREA

Principally paved with lighting. Log store. Good sized summer house. Here you can rear of the:

## ATTACHED DOUBLE GARAGE

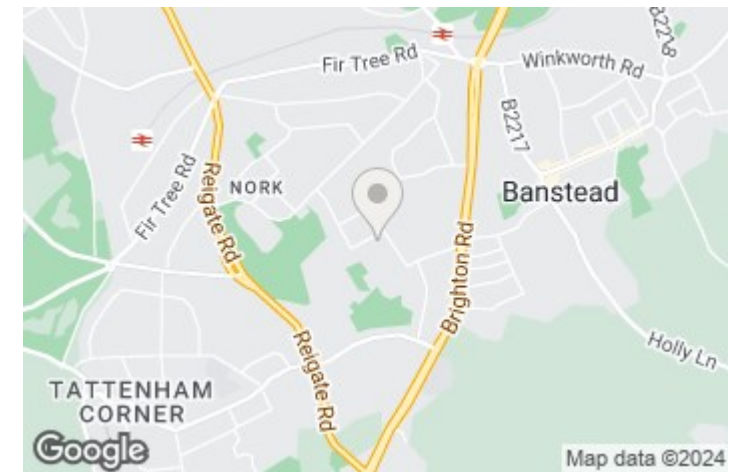
Under a pitch tiled roof. 2 x electronically controlled up and over doors. Power and lighting.

## REAR GARDEN

Well landscaped rear garden designed for ease of maintenance with a patio expanding the immediate rear width benefitting from outside lighting. Low rise brick retaining wall with well stocked flower/shrubs with two steps that rise to an area of level lawn. Here there is also a water feature. This area of lawn is surrounded by well maintained flower/shrub borders and a covered decked area towards the rear of the master bedroom.

## COUNCIL TAX

Reigate & Banstead BAND G £3,725.60 2023/24



Banstead Office

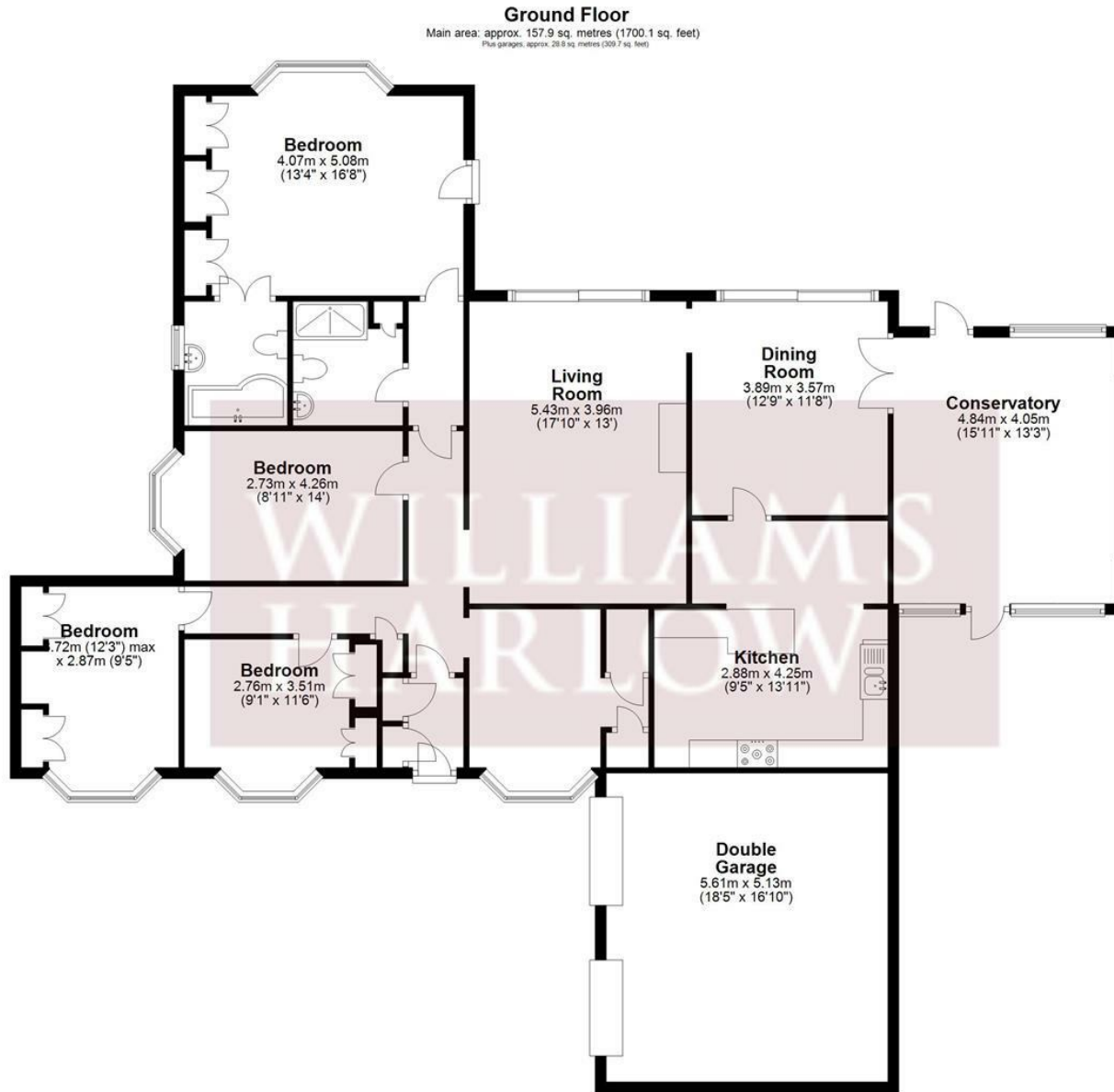
Call: 01737 370022

31 High Street, Banstead, Surrey,  
SM7 2NH

[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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Main area: Approx. 157.9 sq. metres (1700.1 sq. feet)

Plus garages: approx. 28.8 sq. metres (309.7 sq. feet)

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