

Larchwood Close Banstead, Surrey SM7 1HE

An opportunity to acquire a post war detached house located in a highly desirable cul-de-sac location with attractive gardens extending to 100 feet approximately, with fine views to London. The property does require some internal modernisation, however, affords the prospective purchaser the opportunity to improve and to substantially extend (STC).
SOLE AGENTS. NO ONWARD CHAIN

Offers In Excess Of £750,000 - Freehold



FRONT DOOR

Replacement front door under recessed canopy with outside light and tiled floor, giving access through to:

GOOD SIZED ENTRANCE HALL

Radiator. Stairs to the first floor with understairs storage cupboard. Obscured glazed window to the front.

DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin with mixer tap and vanity cupboard. Fully tiled walls.

LOUNGE

Double aspect room with attractive bay window to the front and further window to the side. Radiator. Fireplace feature with stone surround and hearth with inset gas flame effect fire. Opening through to the:

DINING ROOM

Sliding patio doors enjoying a pleasant outlook over the rear garden. Radiator. Serving hatch to the kitchen.

KITCHEN

A range of wall and base units comprising of work surfaces incorporating a stainless steel sink drainer with mixer tap. Spaces for various domestic appliances. Extractor. Radiator. Part tiled walls. Time clock and thermostat for the gas central heating. Window to the rear.

ATTACHED LOBBY OR LOGGIA

Windows to both side and rear. Connecting doors to the side and rear. From here you can also access a:

BRICK BUILT STORAGE CUPBOARD

Housing the gas central heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with window to the side. Access to the loft void.

BEDROOM ONE

Window to the front. Radiator. Fitted wardrobes. Storage cupboards. Dressing table.

BEDROOM TWO

Double aspect room with fine views. Further window to the side. Radiator. Fitted wardrobes with further storage cupboards above. Radiator. Further storage cupboard with shelving.

BEDROOM THREE

Double aspect room with window the rear and side. Radiator. Fitted wardrobes. Additional storage cupboards.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Wash hand basin and cupboards below. Part tiled walls. Radiator. Mirrored cabinet. Obscured glazed window to the rear. Airing cupboard housing insulated cylinder.

SEPARATE WC

Low level WC. Half height tiling. Obscured glazed window to the side.

OUTSIDE

FRONT

There is an area of level lawn flanked by mature flower/shrub borders.

PARKING

There is a driveway suitable for parking one vehicle off street or two smaller cars.

ATTACHED GARAGE

Accessed via double opening replacement doors to the front. Power and lighting. Connecting door and window to the side. To the side of the garage there is useful side access which provides access to the:

FEATURE REAR GARDEN

30 x 13 (98'5" x 42'7")

A small patio to the rear principally laid to a large area of level lawn flanked mature flower/shrub borders and some mature trees. There are steps down to the remainder of the garden where there are further shrubs and trees. The garden enjoys a good degree of privacy. From first floor levels there are good views of London. Wooden garden shed.

COUNCIL TAX

Reigate & Banstead BAND F £3,228.85 2023/24

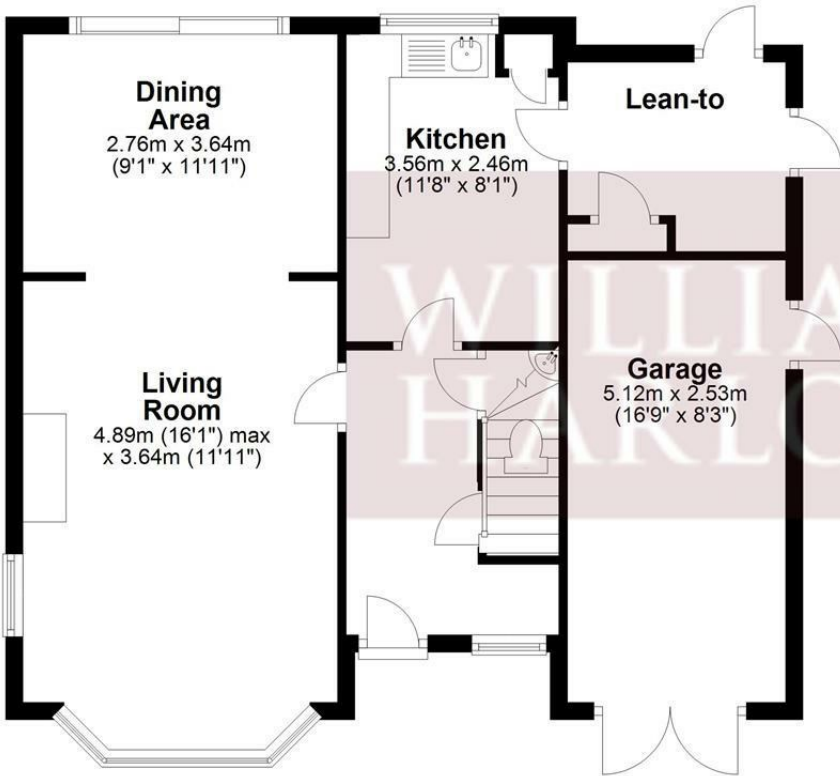


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**WILLIAMS
HARLOW**

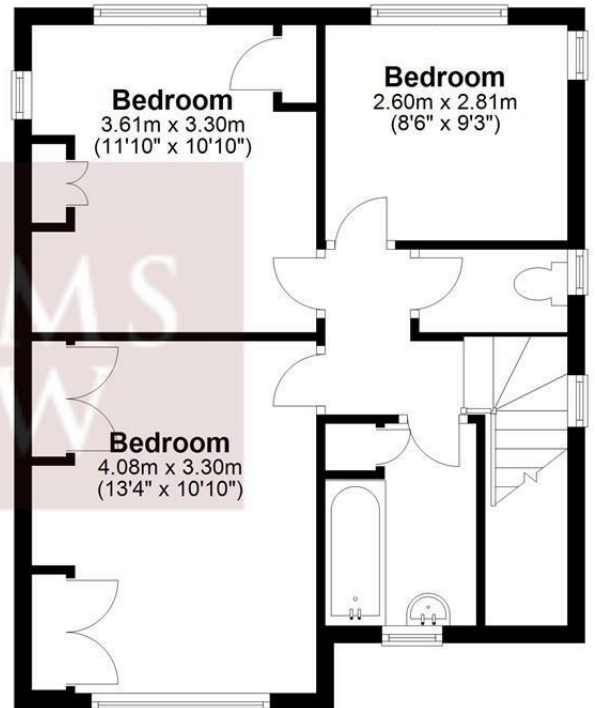
Ground Floor

Main area: approx. 52.3 sq. metres (562.7 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.2 sq. feet)



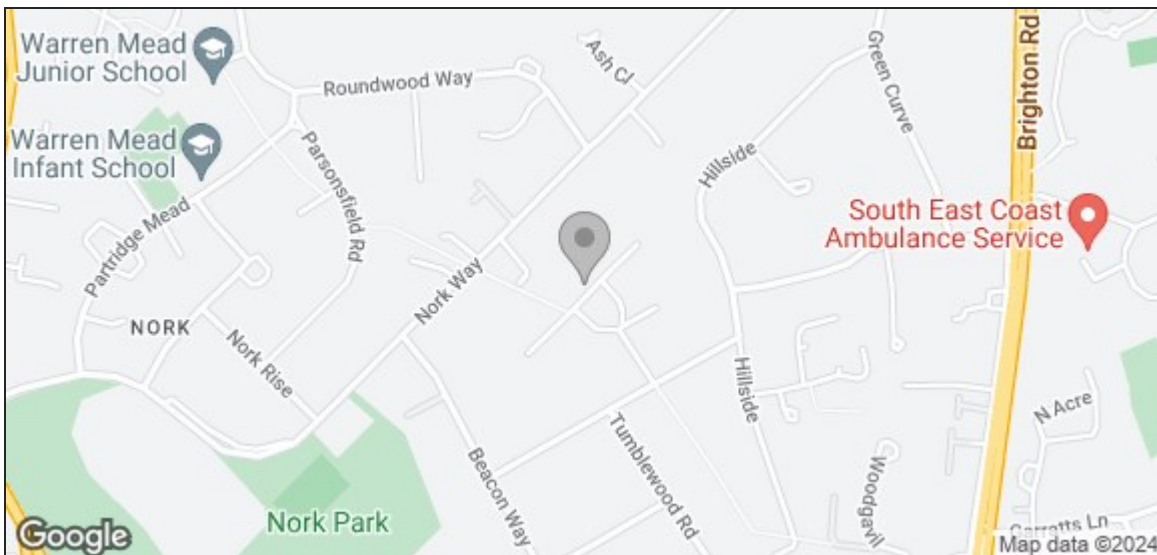
First Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Main area: Approx. 98.5 sq. metres (1059.7 sq. feet)

Plus garages, approx. 12.9 sq. metres (139.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	