



Holly Lane, Banstead, Surrey SM7 2AY
Offers In The Region Of £1,400,000 - Freehold

**WILLIAMS
HARLOW**



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Nestled on the charming Holly Lane in Banstead, this impressive detached house offers a perfect blend of space, comfort, and potential. With five generously sized bedrooms, this property is ideal for families seeking room to grow. The three reception rooms provide ample space for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house is set within a delightful 0.3-acre plot, offering a substantial garden that invites outdoor activities and the possibility for further landscaping or extensions, should you wish to enhance your living space. The potential to extend the property allows for personalisation, making it a wonderful opportunity for those looking to create their dream home.

Conveniently located just a short walk from Banstead village, residents will enjoy easy access to a variety of local shops, cafes, and amenities. The village atmosphere, combined with the tranquillity of Holly Lane, provides a perfect setting for family life.

This property is not just a house; it is a home filled with possibilities. Whether you are looking to settle down in a peaceful community or seeking a project to make your own. **VIEWINGS HIGHLY RECOMMENDED. SOLE AGENTS. NO CHAIN.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>75</div>	<div>82</div>
(81-91) B		
(69-80) C		
(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











FRONT DOOR

Porch under cover and Porcelanosa tiles. Obscured full height glazed window to the side. Solid oak front door leading through to the:

ENTRANCE HALL

Porcelanosa floor tiles with electric underfloor heating. PVE 37 lift to the first floor.

DOWNSTAIRS WC

Continuation of the Porcelanosa floor tiles with underfloor heating. Tiled walls. Wall hung WC. Wash hand basin with mixer tap. Obscured double glazed window. Heated towel rail. Downlighters.

DINING ROOM/STUDY

Attractive bay window to the front with leaded light double glazed windows. 2 x radiators. Coving. Downlighters. Engineered oak flooring.

LIVING ROOM

Double aspect room. Carpet. Large double glazed leaded light windows to the front and side. 2 x central feature lights. Various wall mounted lights. 2 x radiators. Coving. An attractive feature fireplace with brick surround.

FAMILY ROOM

Coving. Downlighters. Double glazed bi-fold doors leading out into the rear garden decked area. Triple glazed leaded light window overlooking rear garden. 2 x radiators. Wall mounted electric fire.

KITCHEN/BREAKFAST ROOM

Porcelanosa floor tiles with electric underfloor heating. Double glazed French doors opening to the rear decked area. Curved effect radiator. Space for dining. A range of kitchen units with Star Galaxy granite worktops and part splashback. Kohler ceramic sink. Plinth lighting and under counter lighting. Peninsula with drawers below and seating for three. Five ring Neff induction hob with Elica fan above. Neff self cleaning double oven, Melie dishwasher and a Quooker hot tap. Bank of further units with pull out storage options and full size fridge. Downlighters.

UTILITY ROOM

Continuation of the Porcelanosa flooring with underfloor heating. Granite worktop. Space for a freezer. Stainless steel double sink with mixer tap. Large triple glazed window overlooking the rear garden. Space for a washing machine and tumble dryer. Downlighters. Access to the attached garage. Heated towel rail. Triple glazed door giving access to the side of the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with solid oak stairs. Air cupboard. Radiator. Coving. Downlighters. Lift to ground floor. Solid white oak flooring.

BEDROOM ONE

Air conditioning. Leaded light double glazed window to the front. Radiator. Fitted wardrobes and fitted dressing table area with various drawers. Door giving access to the:

EN-SUITE

Walk in shower with rainfall shower head and in built seat. Large bath. Wall hung WC. Wash hand basin with mixer tap. Extractor fan. Downlighters. Porcelanosa wall and floor tiles with under floor heating. Heated towel rail. Leaded light triple glazed window to the side. Storage with roll edge work surface and mirror above.

BEDROOM TWO

Large triple glazed leaded light window overlooking the rear garden. Radiator. Carpet. Coving. 2 x feature lights. Free standing wall to wall Nolte wardrobes. Carpet. Air conditioning. Door giving access to the:

EN-SUITE

Bath with shower. Wash hand basin with mixer tap. Wall hung WC. Fully tiled with underfloor heating. Heated towel rail. Bathroom storage with roll edge work surface and mirror above. Extractor fan. Downlighters. Triple glazed leaded light window to the rear.

BEDROOM THREE

Large triple glazed leaded light window to the the side. Radiator. Carpet. Air conditioning. Plentiful space for freestanding or fitted wardrobe.

BEDROOM FOUR

Large leaded light triple glazed window overlooking rear garden. Radiator. Central feature lights. Air conditioning. Coving. Nolte freestanding wardrobe.

BEDROOM FIVE

Large triple glazed window to the side. Radiator. Access to eaves storage. Air conditioning. Nolte free standing wardrobe. Vanity with sink and storage above and below. Laminate flooring.

FAMILY BATHROOM

Bath with independent shower above. Low level WC. Wash hand basin with mixer tap. Extractor fan. Storage with roll edge work surface. Fully tiled. Radiator.

OUTSIDE

FRONT

There is a driveway to the front providing parking for approximately 6 vehicles with an area of lawn to the side. There is an array of well established feature bushes, mature trees and shrubs and the property is well screened from the road. There is a side gate giving access to the rear garden.

LARGE ATTACHED DOUBLE GARAGE

REAR GARDEN

Accessed from the family area. There is a decked area immediately to the rear. Side access to the front of the property. Behind the decking is a hot tub with current one year service and maintenance warranty. The remainder of the garden is mainly laid to lawn with a variety of mature flower/shrubs and bushes on both sides of the garden offering a good degree of privacy. There is also a water feature, mature trees and a paving stone stepped pathway leading to the secret garden area at the end of the garden.

COUNCIL TAX

Reigate & Banstead Council Tax BAND G £3,898.91 2024/25



Banstead Office

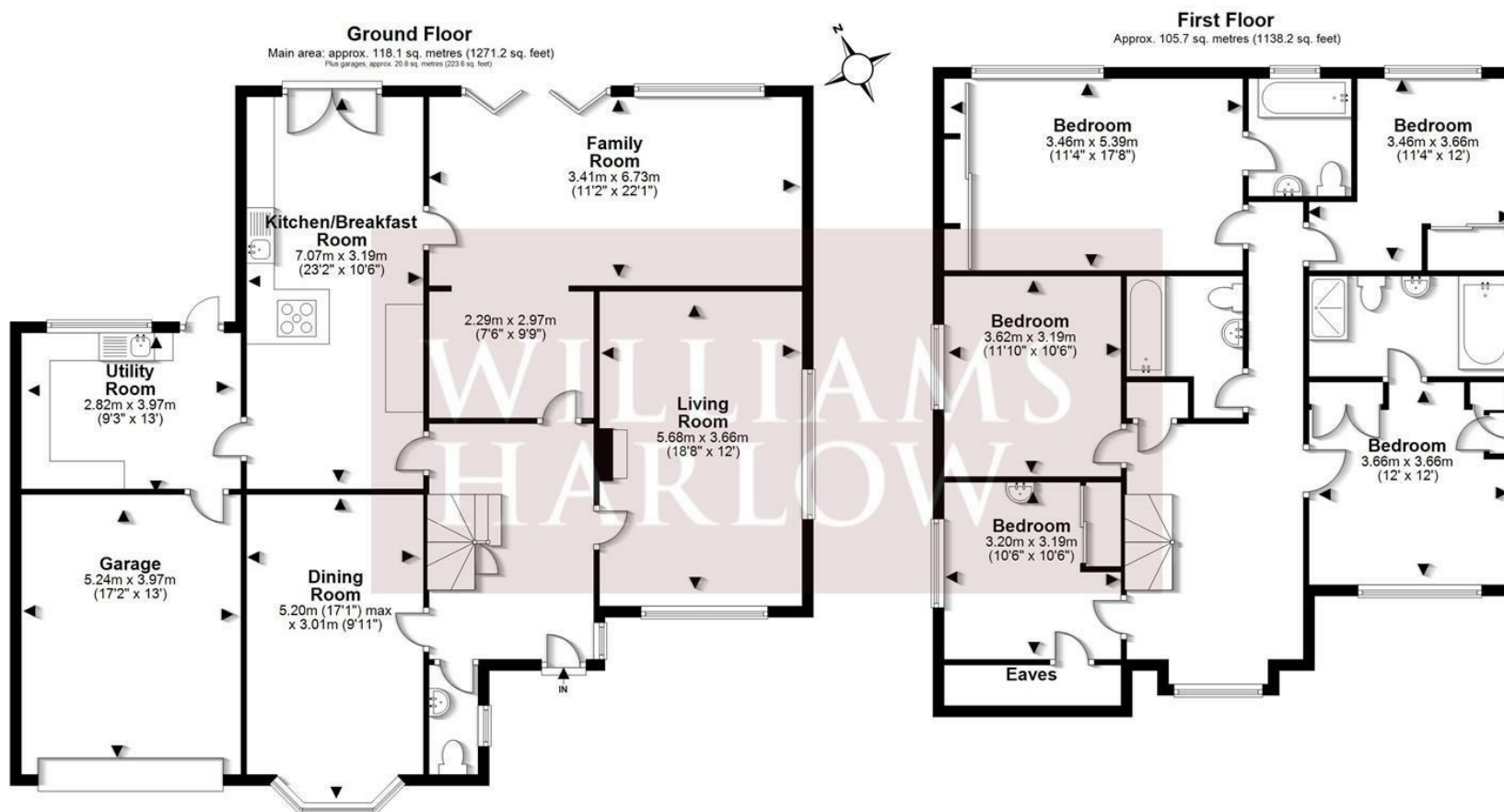
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Main area: Approx. 223.8 sq. metres (2409.4 sq. feet)
Plus garages, approx. 20.8 sq. metres (223.6 sq. feet)

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