



Fir Tree Road, Banstead, Surrey  
Asking Price £1,335,000 - Freehold

6 4 3

**WILLIAMS  
HARLOW**











Completely modernised with meticulous detail, this six bedroom house has adaptable family accommodation arranged over three floors, benefitting from three reception rooms, a feature kitchen/family area and sizeable garden with outdoor office. Climate control throughout all rooms. Underfloor heating to ground floor level. Parking for up to eight vehicles. Within easy reach of mainline train stations, local shops and excellent local schools. **SOLE AGENTS**

### FRONT DOOR

Part glazed front door with full height windows on either side under arched recessed canopy with lighting, which gives access to the:

### ENTRANCE HALLWAY

Stairs rising to the first floor with understairs storage. Alarm control panel. Radiator. Downlighters.

### SITTING ROOM

Attractive bay window to the front. Wooden flooring with underfloor heating. Opening through to the:

### KITCHEN/FAMILY ROOM

An expansive room with two sets of bi-fold doors which enjoy a pleasant outlook over the rear garden. Sliding doors that separate the family room from this area and this room can also be accessed from the inner entrance hall. The whole area is set on large ceramic tiles with underfloor heating. 2 x Electronically operated skylight windows. A comprehensive range of built in kitchen with Quartz work surfaces which incorporate a surface mounted five ring gas hob. Fitted double oven and grill with contemporary extractor above. Dishwasher. A comprehensive range of cupboards and drawers below the work surface. Space for an American style fridge freezer.

### STUDY

Two windows to the front, one of which is a bay window. Wooden flooring with underfloor heating. Downlighters. CCTV System hub.

### LARGE DOWNSTAIRS WC

Wall hung WC with concealed cistern. Wash hand basin with mixer tap and vanity drawer below. Mirror. Part tiled walls. Tiled floor. Downlighters. Ceiling mounted extractor. Cupboard housing the consumer units and other controls.

### UTILITY ROOM

Run of roll edge work surfaces which incorporates a sink drainer with mixer tap. Below there are cupboards one of which houses the water softener apparatus, space for two domestic appliances. There are also eye level cupboards. Connecting part glazed door and window to the rear. Gas central heating boiler with timeclock and switch gear to the side. Downlighters. Tiled floor.

### FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Downlighters. Stairs rising to the second floor with matching balustrade. Built in cupboards. Window to the front. Radiator.

### MASTER BEDROOM

Window to the rear enjoying a pleasant outlook over the property's rear garden. Downlighters. A comprehensive range of bedroom furniture comprising of drawers and wardrobes providing useful hanging and storage. (May be available to purchase)

### EN-SUITE

Fully enclosed shower cubicle. Wash hand basin with mixer tap and drawers below. Wall hung WC with concealed cistern. Obscured glazed window to the rear. Fully tiled walls and tiled floor. Downlighters. Ceiling mounted extractor. Heated towel rail.

### BEDROOM TWO

Window to the rear enjoying a pleasant outlook over the rear garden. Downlighters.

### FAMILY BATHROOM

Panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity drawers below. Wall hung WC with concealed cistern. Double glazed window to the side. Fully tiled walls and tiled floor. Heated towel rail. Under-floor heating.

### BEDROOM THREE

An attractive bay window to the front. Downlighters. Mirror. Used by the present owners as a gym.

### BEDROOM FOUR

Bay window to the front. Downlighters.

### SECOND FLOOR ACCOMMODATION

### GOOD SIZED LANDING

Downlighters. Velux window to the front In built storage. Radiator.

### BEDROOM FIVE

Window to the rear. Access to eaves storage. Downlighters. Doorway through to the:

### EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Wash hand basin with mixer tap and drawers below. Wall hung WC with concealed cistern. Fully tiled walls and tiled floor. Downlighters. Velux window to the front. Heated towel rail. Under-floor heating.

### BEDROOM SIX

Window to the rear. Access to eaves storage.

### EN-SUITE BATHROOM

Panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity drawers below. Wall hung WC with concealed cistern. Velux window to the front. Fully tiled walls and tiled floor. Heated towel rail. Under-floor heating.

### OUTSIDE

### FRONT

The front of the property is mainly hard landscaped with a raised border with lighting marking the front boundary suitable for parking up to eight vehicles.

### REAR GARDEN

18.29m x 12.19m (60'0 x 40'0)

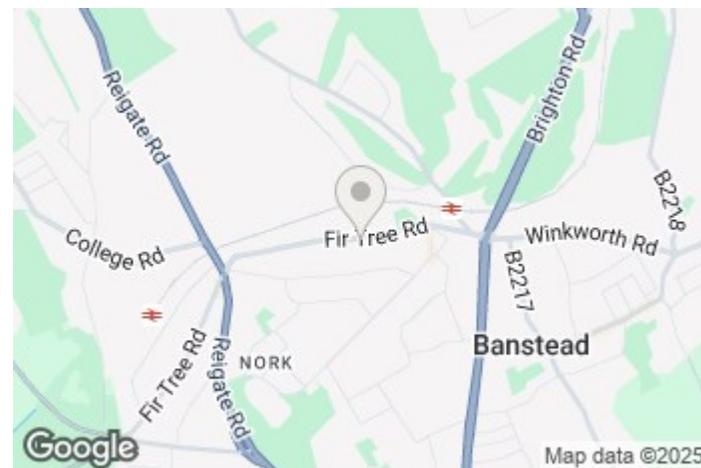
There is a patio expanding the immediate rear width of the property benefitting from outside lighting. The remainder of the garden is mainly laid to well manicured lawn flanked by mature flower/shrub borders on either side.

### OUTDOOR OFFICE

Located to the end of the garden. Well constructed by the present owners which will be completed prior to completion and will suit as an outdoor office or other purposes.

### COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



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## FIR TREE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2437 SQ FT - 226.36 SQ M  
(EXCLUDING GARDEN OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN OFFICE: 188 SQ FT - 17.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(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