

**WILLIAMS
HARLOW**

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Carshalton Road Banstead, Surrey SM7 3HR

SOLD BY WILLIAMS HARLOW an immaculately presented two bedroom home we believe dating from the turn of the century, located in Woodmansterne Village within easy reach of local shops and miles of open countryside. The property offers central heating, double glazing and an excellent standard of kitchen and bathroom. There are landscaped gardens to the front and rear with summer house and additional vehicle access to the rear providing further off street parking. Potential to extend into the loft (STPP). **SOLE AGENTS. VENDOR CURRENTLY SUITED**

Asking Price £550,000 - Freehold



FRONT DOOR

Replacement front door with outside light, giving access through to the:

ENTRANCE HALL

Stairs rising to the first floor. Solid wood flooring. Radiator. Downlighters.

LIVING/DINING ROOM

A good sized room with a large window to the front. 2 x radiators. Fireplace feature with brick surround and inset log burner. Large understairs storage cupboard. Exposed beamed ceiling. Downlighters. Wireless bluetooth ceiling speaker system. A combination of both solid wood flooring and flagstone flooring. Opening through to the:

KITCHEN

Well fitted to a high standard comprising of granite work surfaces incorporating a Belfast sink with mixer tap. A comprehensive range of cupboards and drawers below the work surface with a wine rack, wine cooler, integral dishwasher, integral fridge and integral freezer. Fitted oven and grill with further microwave oven above. Surface mounted four ring induction hob with chimney extractor above. A comprehensive range of eye level cupboards and display cabinets which benefit from underlighting. Stable door to the side. Skylight window. Flagstone floor. Window to the rear. Downlighters. Additional ceiling speaker. Doorway providing access to the:

DOWNSTAIRS WC

WC. Wash hand basin. Wall mounted gas central heating boiler. Ceiling mounted extractor. Flagstone floor. Large in built storage cupboard. To the side of which there is a useful space for washing machine and tumble dryer.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase. Access to the loft void.

BEDROOM ONE

A good sized double room. Downlighters. Radiator. Window to front with fine outlook.

BEDROOM TWO

Good sized double room with window to the rear overlooking the rear garden. Radiator. Downlighters.

RE-FITTED BATHROOM

A very high standard. Panel bath with mixer tap and shower attachment. Wash hand basin with mixer and vanity drawers below. Low level WC. Fully enclosed shower cubicle. Downlighters. Wall mounted extractor. Obscured glazed window to the side. Heated towel rail. Fully tiled walls. Heated tiled floor.

OUTSIDE

FRONT

Tastefully landscaped by the present owner which provides a

curved pathway with a lychgate feature with a low rise retaining wall marking the front boundary either side is laid to artificial lawn. Outside tap. Here you can access the property's front door.

REAR GARDEN

20.12m x 10.57m approximately (66'0 x 34'8 approximately)
A good sized rear garden which widens to the end of the garden. All has been tastefully landscaped by the present owner for ease of maintenance. There is a patio immediately to the rear of the property benefitting from outside lighting and there is also an outside tap. Raised planter to the righthand boundary. Towards the end of the garden there is a larger patio area which leads to a:

GARDEN ROOM

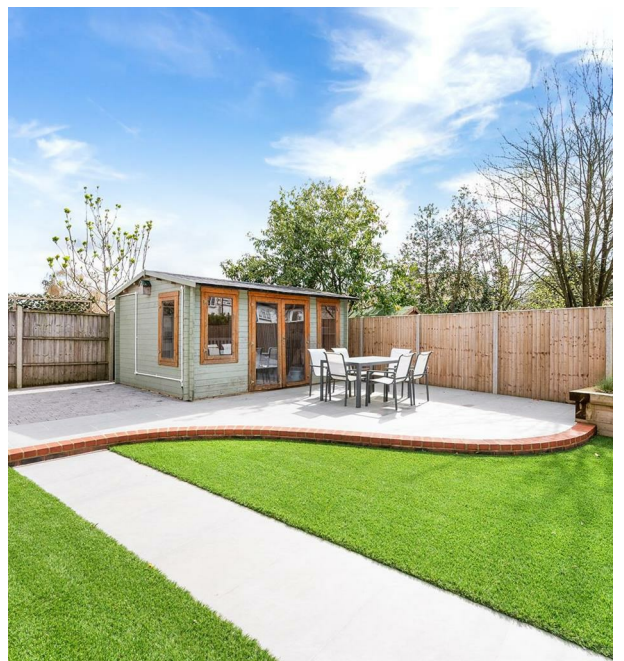
Accessed via double opening glazed doors to the front with windows either side. Power and lighting.

ADDITIONAL PARKING

Accessed via Merrymeet by a private driveway to afford parking for another 3-4 vehicles. This provides vehicular access to the rear garden in addition.

COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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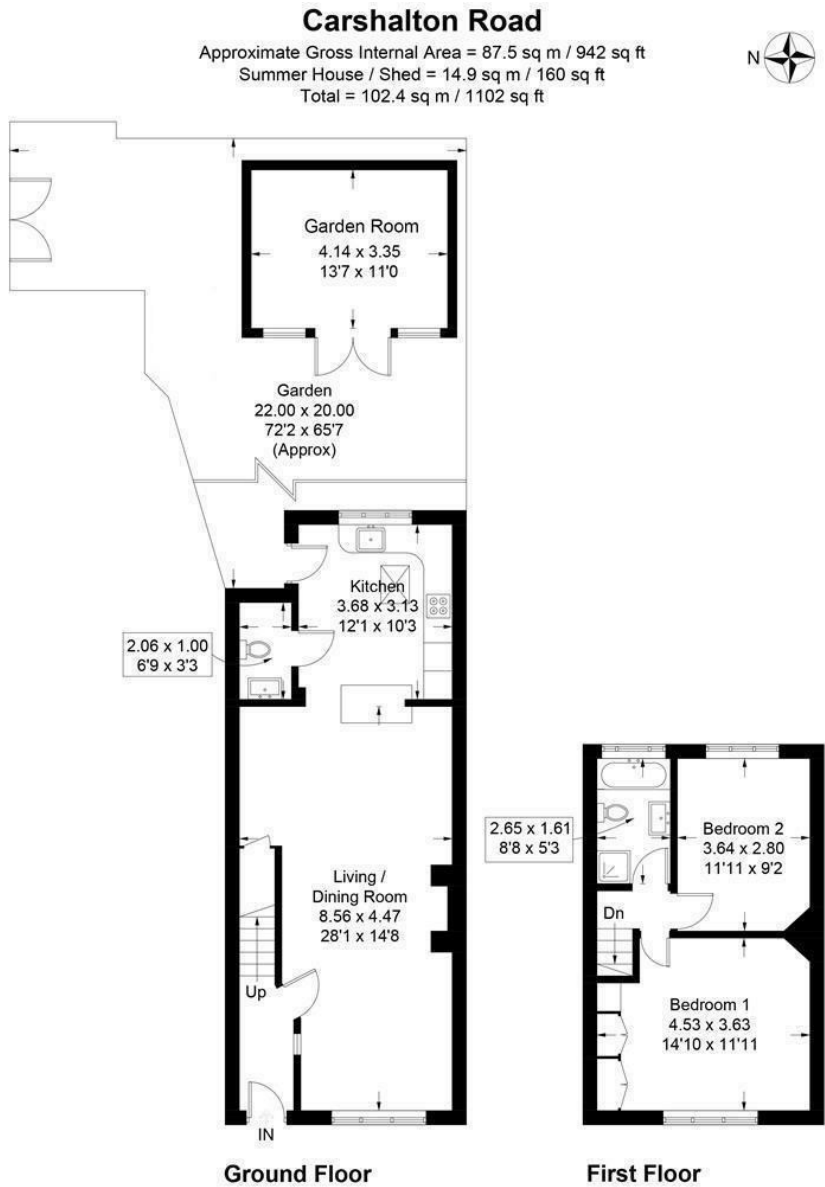
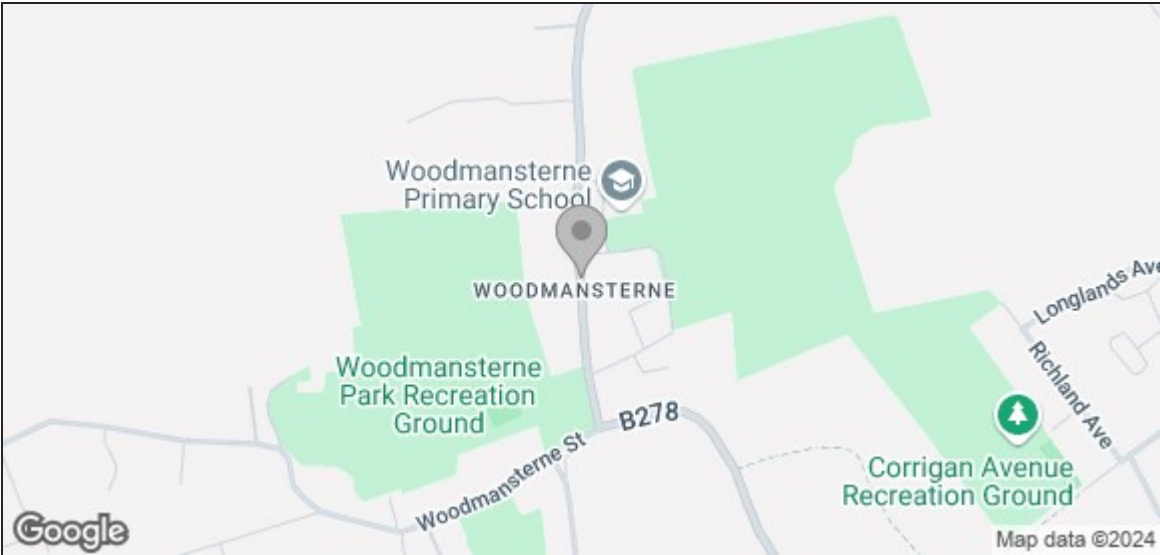


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID856298)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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