

High Beeches Banstead, Surrey SM7 1NB

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT, An opportunity to acquire a FIVE BEDROOM DETACHED HOUSE located in Nork within easy walking distance to Banstead mainline station, Nork shopping parade and good local schools. The property requires complete refurbishment throughout and is offered with NO ONWARD CHAIN. SOLE AGENTS

Asking Price £700,000 - Freehold



FRONT DOOR

Glazed wood front door, giving access through to:

ENTRANCE HALL

Stairs rising to the first floor. Understairs cupboard.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Window to front.

LIVING ROOM

7.26 x 3.39 (23'9" x 11'1")

Accessed via double opening doors. Dual aspect with windows to the front and patio doors to the rear.

DINING ROOM

2.80 x 2.88 (9'2" x 9'5")

Rear aspect window.

KITCHEN

2.92 x 3.35 (9'6" x 10'11")

Window to rear. Range of base cupboards. Stainless steel sink with mixer tap.

UTILITY ROOM

2.42 x 3.23 (7'11" x 10'7")

Window to rear and door to side.

FIRST FLOOR ACCOMMODATION

LANDING

Storage cupboard. Access to loft.

MASTER BEDROOM

5.25 x 2.97 (17'2" x 9'8")

Dual aspect with windows to front and side. Cupboard housing hot water cylinder.

EN-SUITE BATHROOM

Panel bath. Low level WC. Wash hand basin. Window to the rear.

BEDROOM TWO

3.24 x 2.94 (10'7" x 9'7")

Window to front. Built in wardrobe.

BEDROOM THREE

3.55 x 2.46 (11'7" x 8'0")

Window to rear. Built in wardrobe.

BEDROOM FOUR

2.94 x 1.92 (9'7" x 6'3")

Window to front.

BEDROOM FIVE

2.25 x 1.99 (7'4" x 6'6")

Window to rear.

FAMILY BATHROOM

Coloured suite. Panel bath. Low level WC. Wash hand basin.

Window to the rear.

OUTSIDE

FRONT

There is off street parking for two cars to the front and an area laid to lawn. There is a useful side gate giving access to the rear garden.

DOUBLE PART INTEGRAL GARAGE

2 x up and over doors and door to the rear.

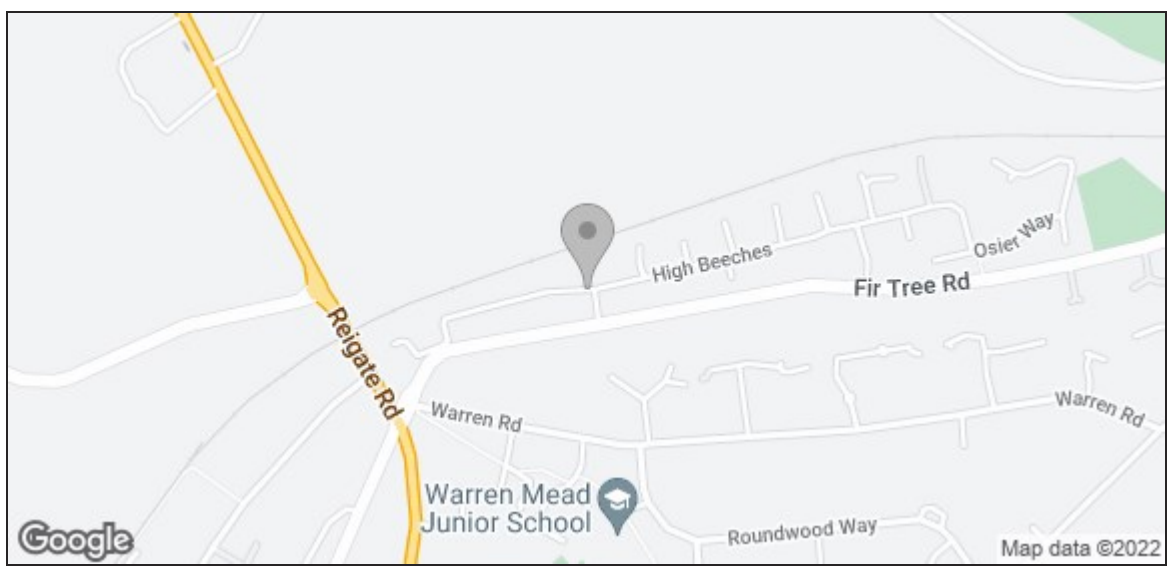
WESTERLY ASPECT REAR GARDEN

There is a patio area with the remainder of the garden laid to lawn.





Main area: Approx. 131.5 sq. metres (1415.3 sq. feet)
Plus garages, approx. 25.8 sq. metres (277.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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