

Garratts Lane Banstead, Surrey SM7 2EA

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS STUNNING 4 DOUBLE BEDROOM DETACHED HOUSE TO THE MARKET. Situated on the outskirts of Banstead Village, this house elegantly combines existing period features with current, modern requirements. Fantastically designed, it comprises 4 double bedrooms, 2 family bathrooms, 2 reception rooms plus a fabulous wrap-around kitchen-diner. A large garden, garage and a gated driveway complete the property. Available on an unfurnished basis.

£3,000 PCM Unfurnished



DRIVEWAY

A large gated driveway with ample space for several vehicles to park as well as a garage. The attractive double fronted property has an imposing feel with the original front doors as the first of many retained features:

ENTRANCE HALL

With the original wood paneling retained on the walls and a feature fire place immediately giving a warm welcome

FRONT RECEPTION ROOM

4.57m x 3.66m (15 x 12)

A large sitting room to the front, with attractive contemporary fire place and double glazed windows.

KITCHEN-DINER

(8.84m x 2.74m) + (6.71m x 3.35m) + (4.88m x 3.96m ((29 x 9) + (22 x 11) + (16 x 13))

A stunning open plan family space with the formal lounge now being an open and bright space with views right out over the rear garden. The space flows round, with a breakfast island, and the modern style kitchen. The extended area has an attractive roof lantern with large doors and windows looking over the garden too.

REAR RECEPTION ROOM

4.57m x 3.05m (15 x 10)

Further reception room with wood floors and double doors leading to the garden. From this room you can also access the garage.

BEDROOM 1

5.79m x 3.96m (19 x 13)

Double bedroom with carpets and beautiful decoration overlooking rear garden

BATHROOM 1

Impressive space with free-standing bath, large rain-shower, WC and hand-basin

BEDROOM 2

4.57m x 3.66m (15 x 12)

Double bedroom with carpets at the front of the property

BEDROOM 3

3.35m x 3.05m (11 x 10)

Further double bedroom at the front

BATHROOM 2

Family bathroom with separate shower cubicle, sunken bath and hand basin (WC separate)

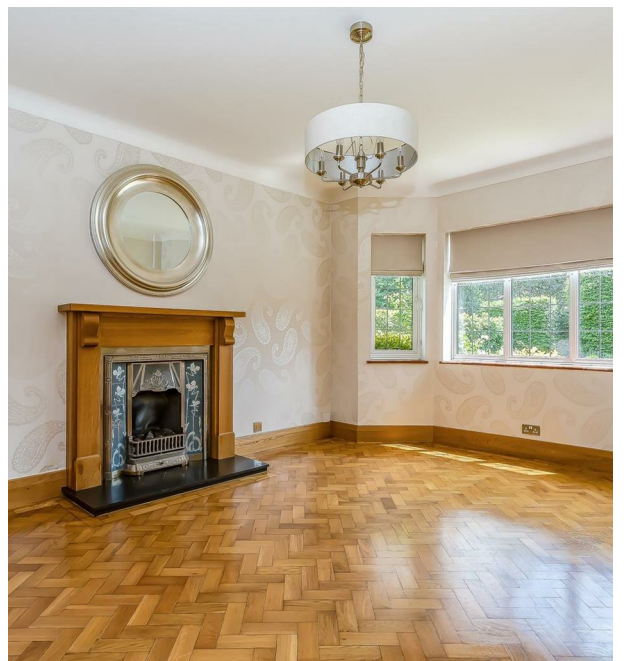
BEDROOM 4

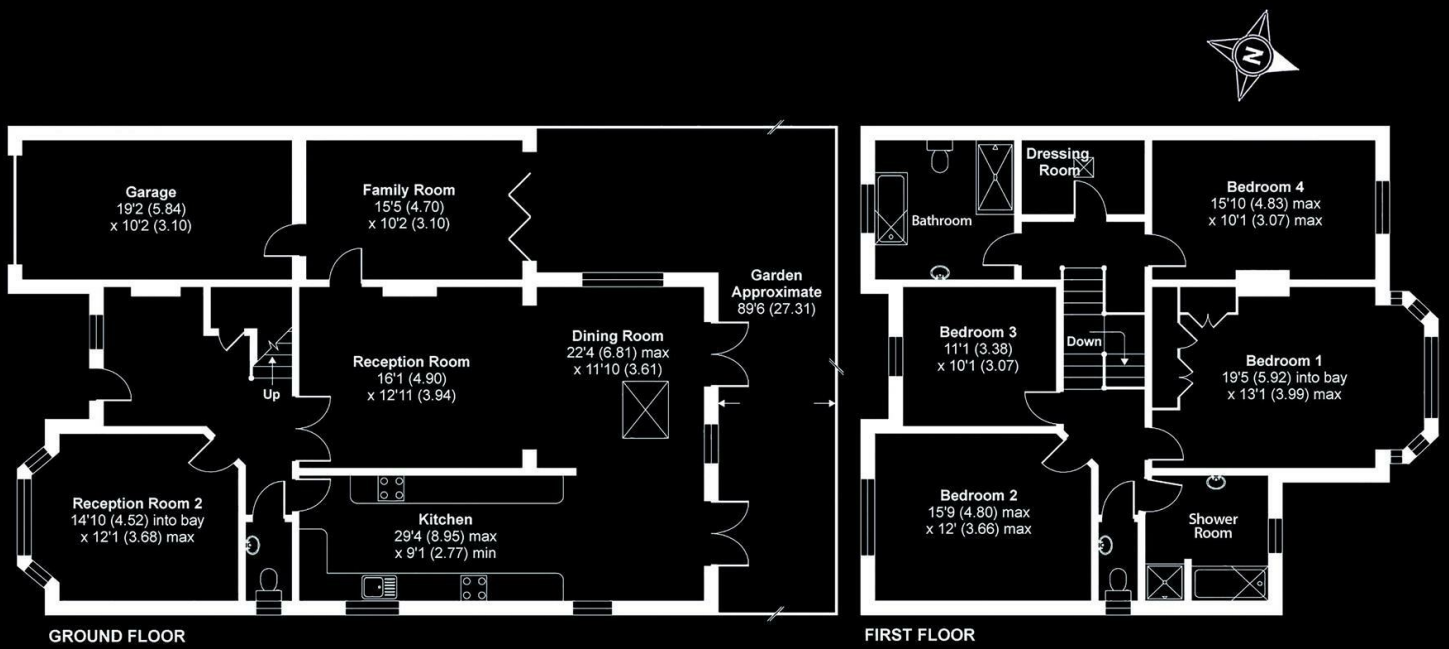
4.57m x 3.05m (15 x 10)

Double bedroom overlooking the rear garden

GARDEN

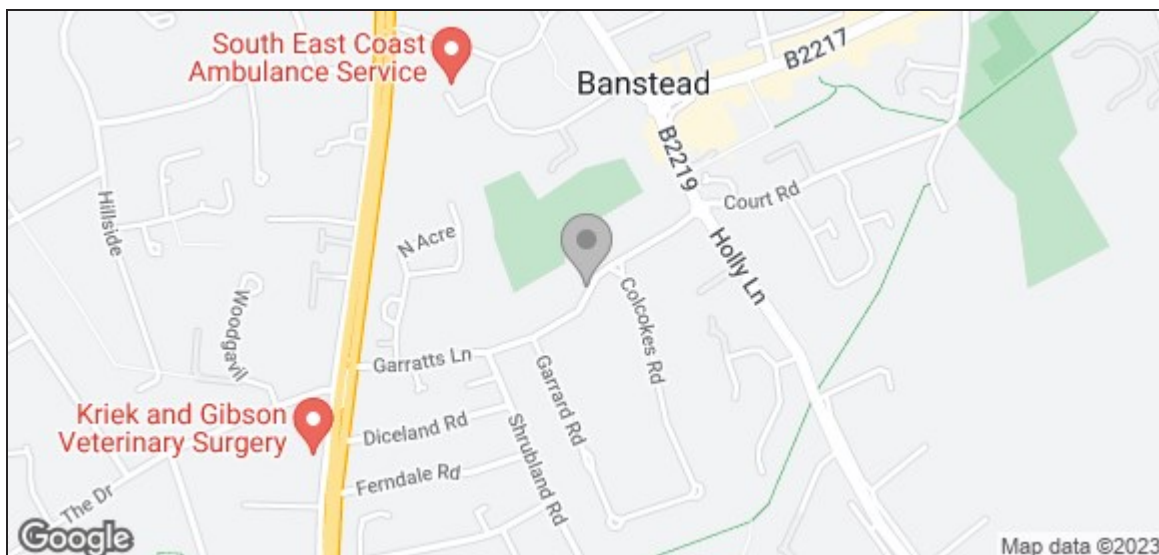
Large garden laid to decking and grass with views and access over the rear fields





TOTAL AREA: APPROX 233.6 SQ M (2,515 SQ FEET) INCLUDES GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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		

Current: 62 Potential: 76