



Yewlands Close, Banstead, Surrey SM7 3DB
Offers In Excess Of £1,250,000 - Freehold

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**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE DELIGHTED TO OFFER an opportunity to acquire a substantial DETACHED PROPERTY with over 2,700 sq ft of accommodation located on a corner plot, which has been sympathetically extended and restored by the present owners to provide a versatile family home, within a flat level walk of Banstead Village. The property has SIX BEDROOMS, FOUR RECEPTION ROOMS AND THREE BATHROOMS arranged over two floors, double garage and plentiful parking to the front. Attractive landscaped rear garden with a summer house which also enjoys a good degree of privacy. Double glazing. Gas central heating. **SOLE AGENTS**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FRONT DOOR

Replacement front door with fantail window. Outside light. Giving access through to:

ENTRANCE PORCH

1.78m x 1.83m (5'10 x 6'0)

Windows to either side, radiator and coving. Double opening glazed doors which gives access through to:

INNER ENTRANCE HALL

5.49m x 1.83m (18'0 x 6'0)

Exposed wooden flooring. Coving. Dado rail. Radiator. Understairs storage cupboard with hanging. Additional storage cupboard with shelving.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and tiled splashback. Wood effect flooring. Shelving. Ceiling mounted extractor.

SITTING ROOM AREA

3.96m x 5.33m (13'0 x 17'6)

Measured into an attractive bay window to the front. Radiator. Wood effect flooring. Coving. Fireplace feature with inset log burner and wooden mantle above. Opening through to:

DINING ROOM

3.28m x 5.13m (10'9 x 16'10)

Continuation of the wood effect flooring. Radiator. Picture rail. Full height glazed door set into a bay window which enjoys a pleasant outlook over the rear garden.

RE-FITTED KITCHEN

6.20m x 3.45m (20'4 x 11'4)

Well fitted with a modern range of wall and base units comprising of wooden work surfaces incorporating an enamel one and a half bowl sink drainer with mixer tap. Integral dishwasher. 2 x fitted oven and grills. Surface mounted electric hob with extractor above. Breakfast bar feature. Recessed lighting. Eye level cupboards and display cabinets. Downlighters. Window to the rear. Part tiled walls. Wood effect flooring. Doorway providing access through to:

LARDER CUPBOARD

1.73m x 2.03m (5'8 x 6'8)

With lighting and matching wood effect flooring.

BREAKFAST ROOM

2.51m x 2.90m (8'3 x 9'6)

Bay window. Double opening doors to the side enjoying a pleasant outlook over the rear garden.

Downlighters. Radiator. Cupboard housing the gas central heating boiler.

FAMILY ROOM

4.75m x 4.78m (15'7 x 15'8)

Measured into an attractive bay window to the front. Coving. 2 x radiators. This room connects to the main entrance hall and also the:

INNER HALLWAY

4.60m x 3.66m maximum (15'1 x 12'0 maximum)

Wood effect flooring. Coving. Recess shelving. Radiator. Cupboard housing the insulated cylinder with airing shelving above.

UTILITY ROOM

2.44m x 1.63m (8'0 x 5'4)

Part glazed door to the rear. Run of work surfaces incorporating a stainless steel sink drainer. Spaces for three domestic appliances. Wall mounted gas central heating boiler. Eye level cupboards. Coving. Radiator.

Part tiled walls.

BEDROOM FIVE

4.72m x 3.28m (15'6 x 10'9)

Excluding entrance recess. Coving. Window to the rear. Radiator. Fitted wardrobes. Doorway to:

RE-FITTED EN-SUITE SHOWER ROOM

Large walk in shower with both rain shower and hand held attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Downlighters. Ceiling mounted extractor. Heated towel rail. Obscured glazed window to the side. Tile effect flooring.

BEDROOM SIX

2.39m x 3.66m (7'10 x 12'0)

Window to the rear. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase with a split landing with attractive balustrade. Access to the loft void with ladder, part boarded with lighting.

MASTER BEDROOM

3.38m x 5.23m (11'1 x 17'2)

Double aspect room with window to the front and side. Radiator. Fitted wardrobes. Doorway to the:

GENEROUS EN-SUITE BATHROOM

Freestanding bath with mixer tap. Fully enclosed shower cubicle. Wash hand basin with mixer tap and vanity cupboards below. Low level WC. Obscured glazed window to the rear. Downlighters. Wall mounted extractor. Half height tiling. Tile effect flooring.

BEDROOM TWO

5.13m x 3.84m (16'10 x 12'7)

Measured into an attractive bay window to the front with window seat. Coving. Picture rail. Radiator. A comprehensive range of built in bedroom furniture comprising of storage cupboards, chest of drawers and fitted wardrobes.

BEDROOM THREE

3.66m x 4.37m (12'0 x 14'4)

Window to the rear. Radiator. Picture rail.

BEDROOM FOUR

2.82m x 3.53m (9'3 x 11'7)

Window to the rear. Radiator. Fitted wardrobes. Built in dressing table. Picture rail.

MAIN SHOWER ROOM

Large walk in shower with both rain shower and hand held attachment. Low level WC. Wash hand basin with mixer tap and vanity drawers below. Obscured glazed window to the front. Part tiled walls and tiled flooring. Downlighters. Ceiling mounted extractor. Heated towel rail.

OUTSIDE

FRONT

The property benefits from being a corner plot position. There is an area of level lawn to the front flanked by mature flower/shrub borders and there is a low rising brick retaining wall marking the front boundary. Here you can access the property's front door.

PARKING

There is off street parking for approximately 4 vehicles possibly more. To the side of the property there is a wrought iron gate under a brick arch which gives useful rear access.

DOUBLE GARAGE

4.67m x 5.51m (15'4 x 18'1)

Power and lighting. Accessed via electronically controlled up and over door to the front. Connecting door with the inner hallway.

GYM

1.73m x 3.25m (5'8 x 10'8)

With lighting. Accessible via the garage.

FEATURE REAR GARDEN

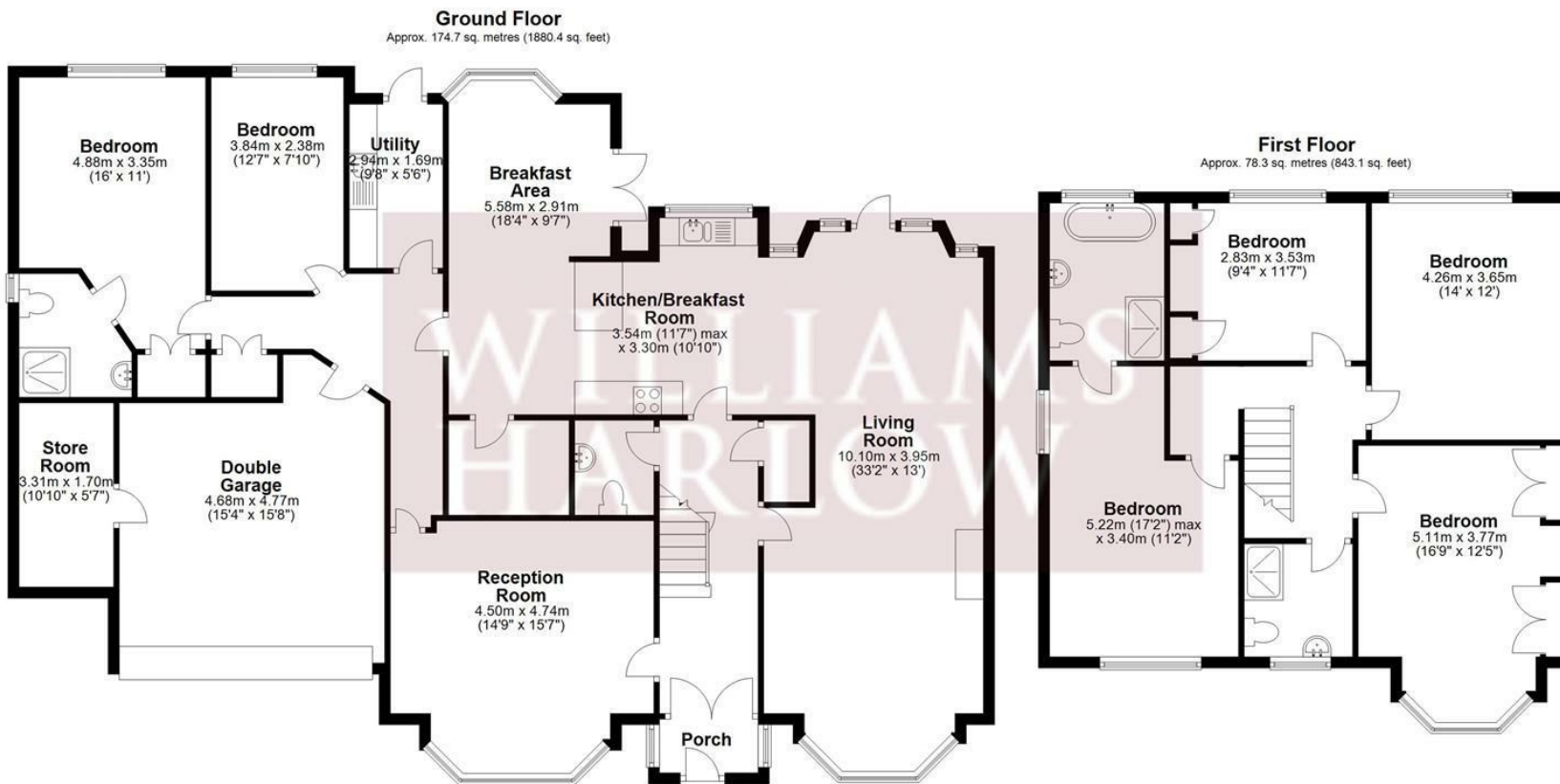
The property benefits from an elevated patio to the rear of the property. There is concealed lighting and outside tap. This gives way to a pathway which provides access to the end of the garden where there is a well constructed summer house with covered bar/entertainment area. All of this has power and lighting. The central area is laid to level lawn flanked by mature flower/shrub borders and good hedging on all boundaries. The garden enjoys a good degree of privacy. There is a good size area to the side of the property for storage purposes.

COUNCIL TAX

Reigate & Banstead Borough Council BAND G £3,607.37 2022/23



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Total area: approx. 253.0 sq. metres (2723.5 sq. feet)

