

Hillside

Banstead, Surrey SM7 1HF

WILLIAMS HARLOW OF BANSTEAD ARE DELIGHTED TO OFFER an opportunity to acquire a substantial DETACHED BUNGALOW, located in a very popular residential area with mature gardens and accommodation over 2,100 sq ft. The property offers plentiful parking to the front, attached garage, period features throughout and requires some modernisation. SOLE AGENTS. NO ONWARD CHAIN

Offers In The Region Of £975,000 - Freehold



ENTRANCE PORCH

Accessed via double opening glazed doors. Quarry tiled floor. Light. Giving access to the:

ORIGINAL FRONT DOOR

With window to the side, giving access through to the:

GENEROUS ENTRANCE HALLWAY

Exposed beamed ceiling. Plate rail. Wall lights. Time clock and thermostat for the central heating. Linen cupboard. Stairs to the first floor. Original fireplace feature with brick surround, tiled hearth and inset log burner. Radiator. Large cloaks cupboard providing hanging. Closed boarded flooring under the carpet.

LIVING ROOM

Double aspect room. Window to the front and double opening french doors with windows either side to the rear. Radiator. Original fireplace with brick surround, tiled hearth and inset gas flame effect fire (not tested). Wall lights. Exposed beams. Closed boarded flooring under the carpet.

CONSERVATORY

Windows on three sides and connecting door to the side, all under a glazed roof enjoying a pleasant outlook over the property's rear garden.

DINING ROOM

Attractive bay window to the rear. Radiator. Coving. Plate rail. Serving hatch to the kitchen.

KITCHEN/BREAKFAST ROOM

Wood trimmed work surfaces incorporating one and a half bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Fitted double oven and grill. Surface mounted four ring gas hob with extractor above. Space for washing machine. Integral dishwasher. A comprehensive range of eye level cupboards and display shelving. Window to the rear. Part tiled walls. Tiled floor. Exposed beamed ceiling. Further window to the side. Doorway that connects to the side lobby which in turn connects to the side garden.

BEDROOM ONE

Double aspect room. Window to the front and a further bay window to the side. Coving. Wall lights. Dado rail. Fitted wardrobes.

BEDROOM TWO

Double aspect room. Window to side and window to the front. Radiator. Coving. Wash hand basin with vanity cupboard under. Wall light.

BEDROOM THREE

Window to side. Concealed radiator. Coving. Dado rail. Understairs storage cupboard. Shelving.

SEPARATE WC

Low level WC. Wash hand basin. Part tiled walls. Dado rail. Coving. Obscured glazed window to the side.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment with concertina glass shower screen. Low level WC. Wash hand basin with vanity cupboard under. Fully tiled walls and tiled floor. Obscured glazed window to the side. Shaver point. Coving. Downlighters. Heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase with velux window to the side. Access to loft void. In-built work station. This area returns to the rear of the property where there is a further velux window and radiator.

SHOWER ROOM

Fully enclosed shower cubicle. Obscured glazed velux window to the side. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Half height tiling. Radiator.

BEDROOM FOUR

Velux window to the side. Radiator. Exposed beams.

BEDROOM FIVE

2 x velux windows to the rear. Access to eaves storage. Fitted wardrobes. Radiator.

OUTSIDE

FRONT

There is an area of lawn flanked by mature flower/shrub borders. A low rise brick retaining wall marking the front boundary. There is a useful pathway that provides access to the side of the bungalow leading to the rear garden.

PARKING

There is a driveway providing off street parking for up to five vehicles. Here you can access the property's front door and also the attached garage.

ATTACHED GARAGE

5.28m x 2.82m (17'4 x 9'3)

Up and over door to the front. Power and lighting. To the rear of the garage there is a boiler room with a connecting door to the rear garden.

REAR GARDEN

The garden offers in a good degree of privacy with a patio to the rear and three brick built outside stores. There are steps up to the remainder of the garden which is principally laid to lawn with various flower/shrub borders and some mature trees. There is also a greenhouse and a garden shed.

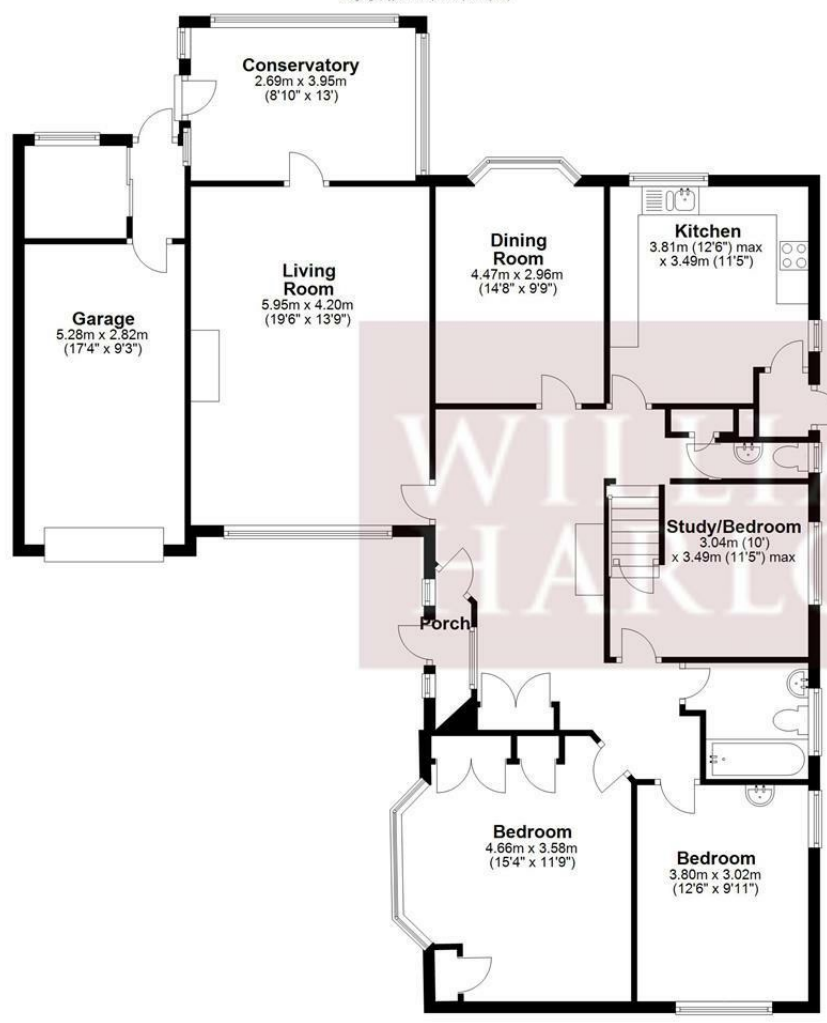
COUNCIL TAX

Reigate & Banstead Borough Council BAND G £3,60737



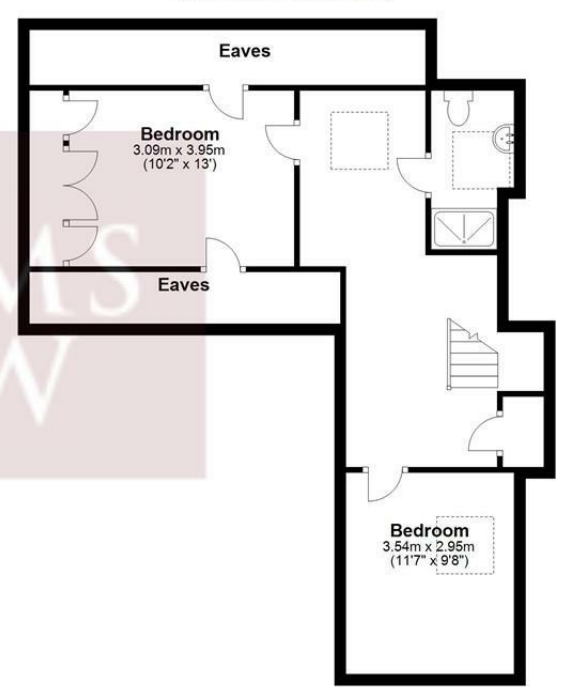
Ground Floor

Main area: approx. 136.0 sq. metres (1463.7 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.1 sq. feet)

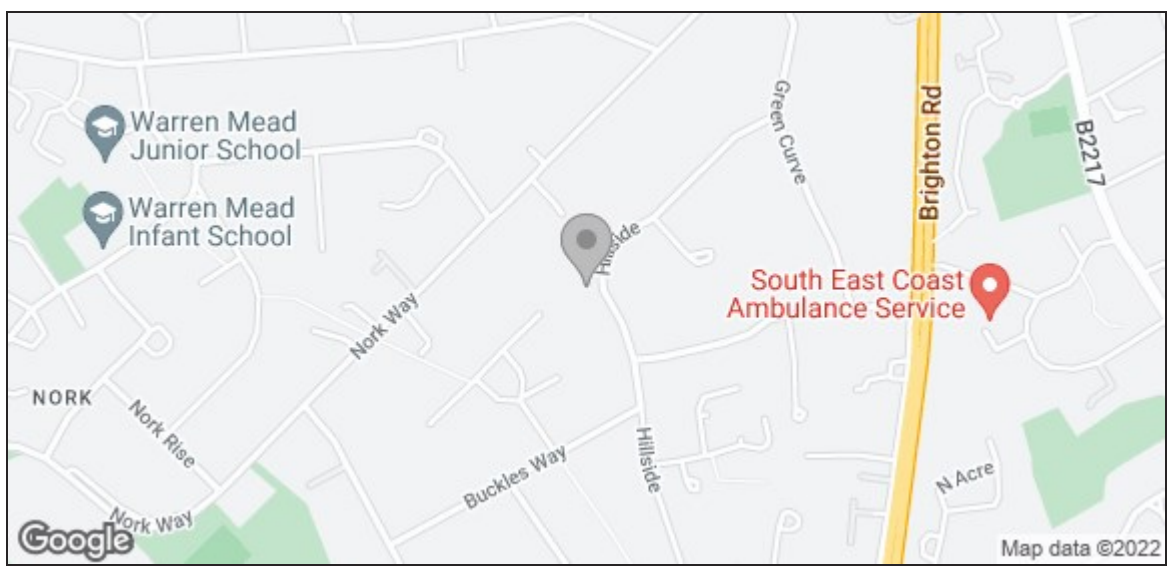


First Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



Main area: Approx. 196.8 sq. metres (2118.9 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	