

WILLIAMS  
HARLOW

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## The Brindles

Banstead, Surrey SM7 1AE

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT An opportunity to acquire a FOUR bedroom detached bungalow with TWO SHOWER/BATHROOMS located in a popular residential cul-de-sac. Feature landscaped gardens designed with low maintenance in mind. There is plentiful parking to the front via a private driveway and a double garage to side. An internal inspection is thoroughly recommended. SOLE AGENTS. NO CHAIN

£750,000 - Freehold





## CANOPY PORCH

UPVC front door with obscured window, giving access through to:

## ENCLOSED PORCH

Coving. Giving access to the:

## FRONT DOOR

Wooden part glazed front door, leading through to the:

## ENTRANCE HALL

Coving. Cloaks cupboard also housing meters. Airing cupboard. Loft hatch. Radiator. Further storage cupboard.

## LOUNGE

Accessed via double opening wooden doors with glazing. Coving. Double glazed patio doors leading to the rear garden. 2 x radiators.

## KITCHEN/BREAKFAST ROOM

Roll edge work surfaces incorporating a one and a half stainless steel sink drainer. Inset four ring gas hob with extractor above. A comprehensive range of cupboards and drawers below the work surface. A range of eye level cupboards. Integrated appliances, namely a fridge, freezer, dishwasher and double oven. Downlighters. Radiator. Coving. Double glazed window to the rear enjoying a pleasant outlook over the rear garden. Double glazed window to the side. Wood effect flooring. Wood effect flooring. Thermostat for the central heating. Door leading to a covered lean-to currently housing the washing machine and providing access to the rear garden, garage and front of the property.

## BEDROOM ONE

Coving. Built in wardrobe. 2 x radiators. Double glazed window to the rear overlooking the garden. Door leading through to:

## EN-SUITE SHOWER ROOM

Walk in shower cubicle. Low level WC. Pedestal wash hand basin. Bidet. Heated towel rail. Downlighters. Obscured glazed window to the side. Fully tiled walls.

## BEDROOM TWO

Coving. Fitted wardrobe. Radiator. Double glazed window to the front.

## BEDROOM THREE

Coving. Radiator. Double glazed window to the front.

## STUDY/BEDROOM FOUR

Coving. Double glazed window to the side. Storage cupboard.

## BATHROOM

White panel bath. Low level WC. Wash hand basin with storage below. Heated towel rail. Obscured glazed window to the side. Downlighters. Part tiled walls and tile effect flooring.

## SEPARATE WC

Low level WC. Wash hand basin with storage below. Part tiled walls. Tile effect flooring. Obscured glazed window to the side. Wall mounted boiler for the central heating and consumer unit for the electrics.

## OUTSIDE

### FRONT

There is a driveway providing off street parking for four vehicles. There are two areas of lawn. Mature tree. Mature shrubs and herbaceous borders.

### DOUBLE GARAGE

Electric up and over door. Power and lighting. Window.

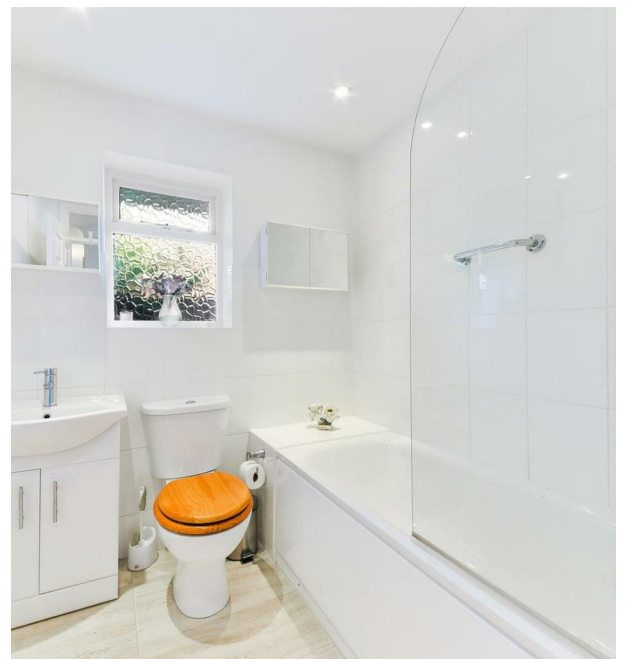
### REAR GARDEN

There is a patio area immediately to the rear of the property. The remainder of the garden is laid to lawn with mature shrubs and herbaceous borders.

### COUNCIL TAX

Reigate & Banstead BAND F £3,126.38 2022/23



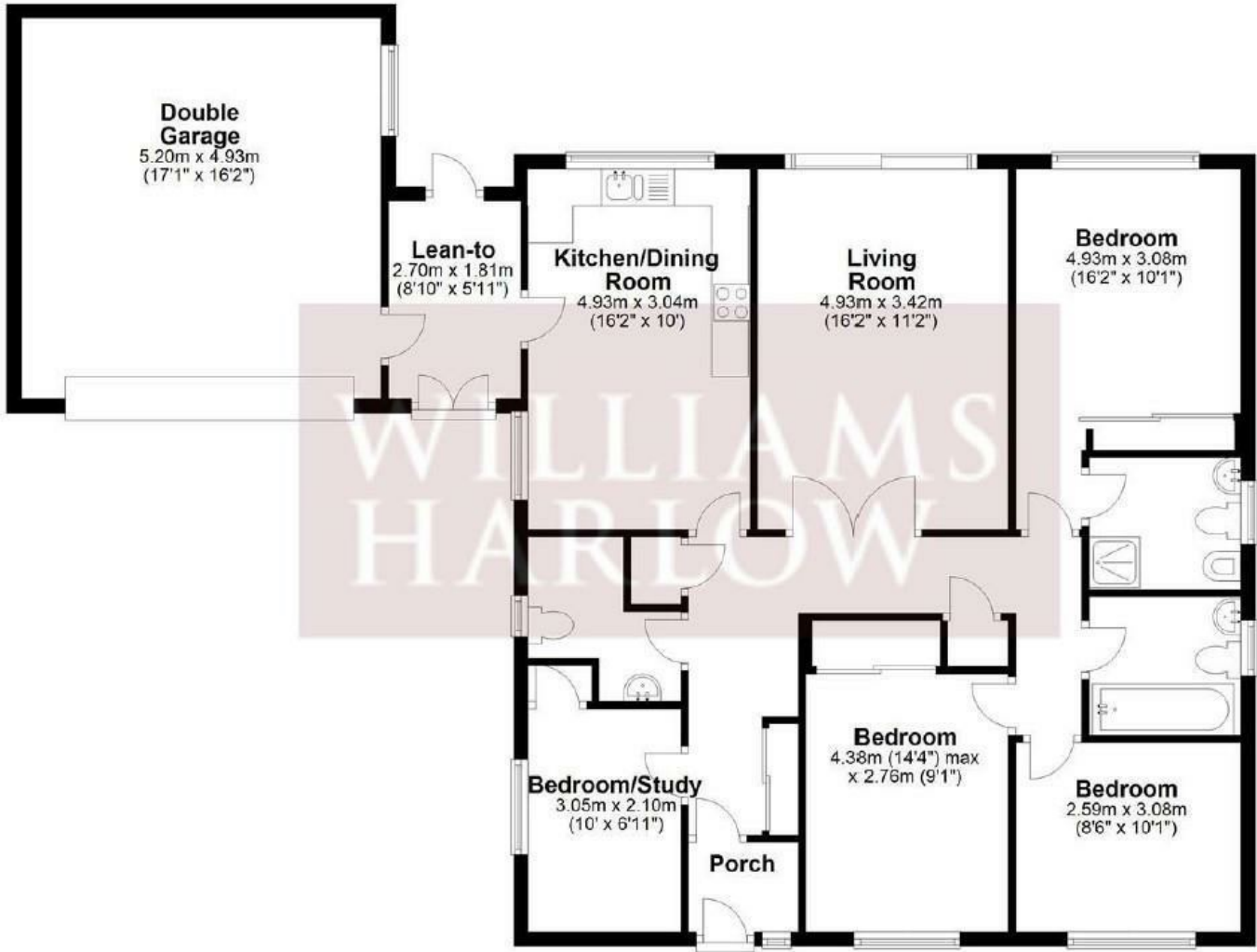




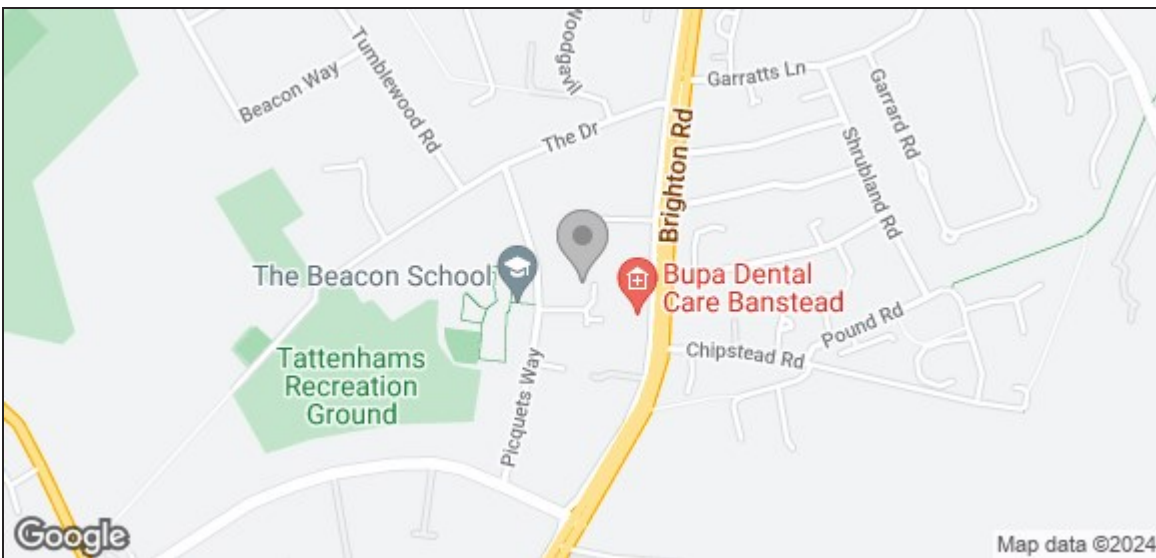
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

**Ground Floor**

Main area: approx. 106.8 sq. metres (1149.3 sq. feet)  
Plus garages, approx. 25.6 sq. metres (276.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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	