

Great Ellshams, Banstead, Surrey

Offers In Excess Of £800,000 - Freehold

WILLIAMS HARLOW

4 2 3























WILLIAMS HARLOW OF BANSTEAD ARE DELIGHTED TO OFFER this FOUR bedroom detached house with THREE reception rooms on a corner plot located in this popular cul-de-sac within an easy walk of Banstead Village High Street. There is a double garage, parking for two cars and an excellent standard of kitchen. There is also gardens to the front, side and rear and a re-fitted en-suite to the master bedroom. We are pleased to advise there is NO ONWARD CHAIN and the property is ready to view now

ENTRANCE PORCH
Part glazed door. Tiled floor. Downlighter. Giving access to the:

FRONT DOOR
Part glazed front door, giving access through to:

ENTRANCE HALL
Stairs rising to the first floor with attractive balustrade. Understairs storage cupboard. Coving. Radiator.

DOWNSTAIRS WC
Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Radiator. Obscured glazed window to the front. Coving. Downlighter. Tiled floor.

LIVING ROOM
2 sets of sliding patio doors to the rear. Wooden flooring. 2 x radiators. Coving. Further window to the side. Fireplace feature with an inset gas flame effect fire with wooden mantle above. Double opening glazed doors giving access through to:

DINING AREA
Continuation of the matching wooden flooring. Radiator. Double opening french doors to the rear. Recess shelving. Coving. Downlighters. Opening through to the:

KITCHEN
A range of wall and base units comprising of work surfaces incorporating a one and a half bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral slimline dishwasher. Fitted oven and grill. Surface mounted four ring halogen hob with extractor above. Space for upright fridge freezer. A comprehensive range of eye level cupboards benefitting from underlighting. Breakfast bar. Part tiled walls. Windows to front and side. Downlighters. Opening through to the:

BREAKFAST AREA
A range of eye level display cabinets. Window to the side. Continuation of wooden flooirng. Radiator. Downlighters.

SIDE LOBBY
Tiled floor. Part glazed door to the side. Downlighters.

UTILITY ROOM
Run of work surfaces under which there are spaces for two domestic appliances. Stainless steel sink drainer with mixer tap. Various other built in cupboards. One cupboard houses the gas central heating boiler. Space for a further upright fridge freezer. Radiator. Tiled floor. Further window to the side. Part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING
Reached by a straight staircase. Access to loft void with ladder. Window to the side. Linen cupboard. Downlighters. Coving.

MASTER BEDROOM
Fitted wardrobes providing useful hanging and storage. Coving. Downlighters. Window to the front. Radiator. Door giving access to the:

RE-FITTED SHOWER ROOM
Large walk in shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity drawers/cupboards below. Obscured glazed window to the front. Fully tiled walls and tiled floor. Downlighters. Shaver light.

BEDROOM TWO
Fitted wardrobe. Window to the front. Radiator. Coving.

BEDROOM THREE
Window to rear. Radiator. Coving. Fitted wardrobe.

BEDROOM FOUR
Window to rear. Radiator. Coving. Fitted wardrobe.

BATHROOM
White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Fully tiled walls. Downlighters. Obscured glazed window to the front. Heated towel rail. Tiled floor.

OUTSIDE

FRONT
The property occupies a corner plot position. There is a pathway that provides access to the front door with steps down from the road way with wrought iron balustrade. There is a patio to the front of the property and an area of lawn flanked by mature flower/shrub borders. Wrought iron gate which gives access to the side area.

PARKING
Off street parking available for two vehicles.

DOUBLE PART INTEGRAL GARAGE
Electronically controlled door to the front. Power and lighting. Connecting door providing rear access.

SIDE AREA
Pathway that connects to the side lobby. Steps up to an area of lawn flanked by mature flower/shrub borders. Outside tap and outside lighting. This gives way to the:

REAR GARDEN
Expansive patio to the side of the property benefitting from an outside tap. The garden is mainly laid to level lawn flanked by mature flower/shrub borders and mature trees. The garden enjoys a good degree of privacy. To the other side of the property behind the garage, there is a further patio area.

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

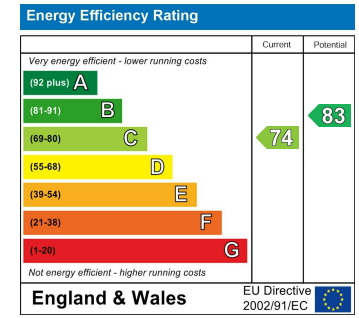
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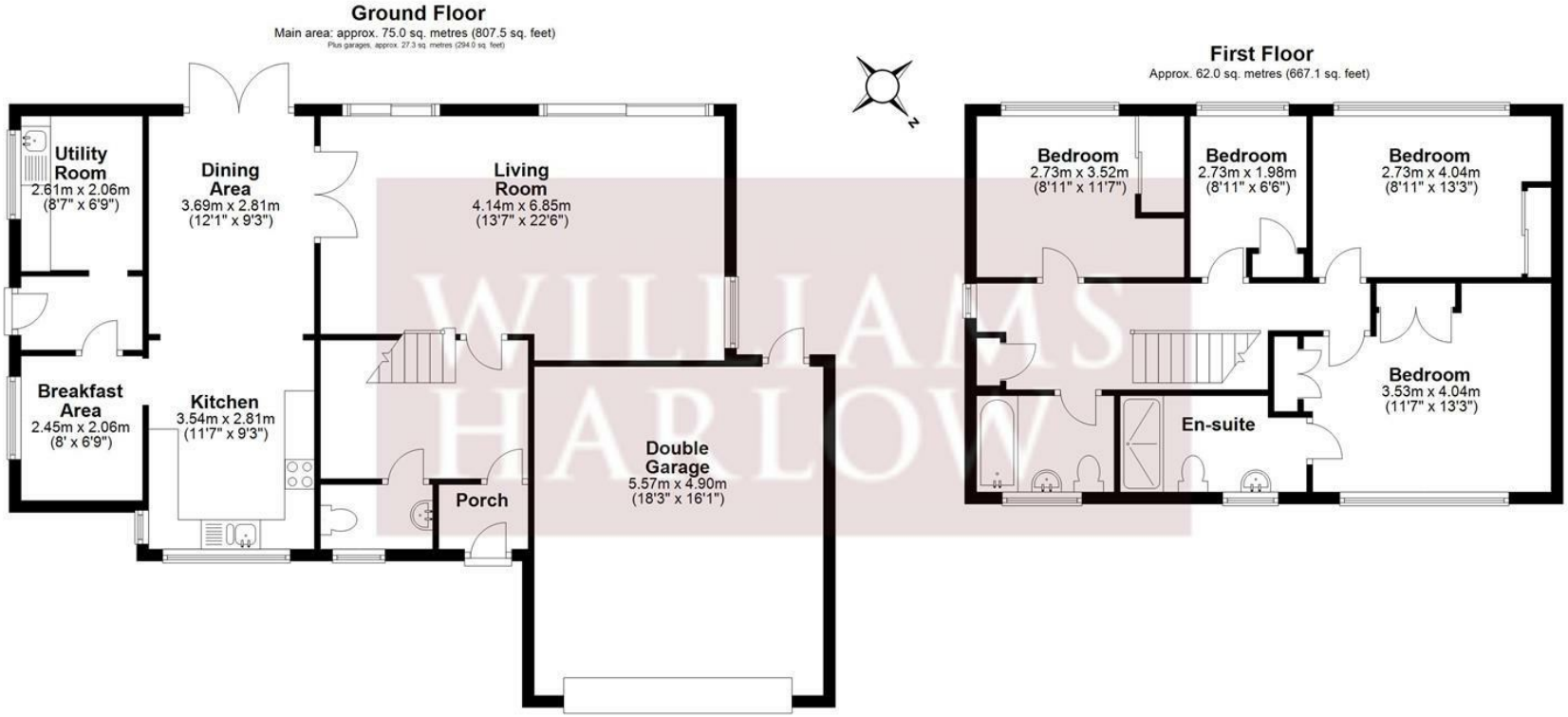


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Main area: Approx. 137.0 sq. metres (1474.6 sq. feet)
Plus garages, approx. 27.3 sq. metres (294.0 sq. feet)