

## Warren Road Banstead, SM7 1LA

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER the opportunity to acquire a DETACHED THREE BEDROOM, TWO RECEPTION ROOM, CHALET BUNGALOW located within an easy walk of Nork local shops, doctors, excellent local schools and Banstead railway station with services to Sutton and London Victoria. The property offers over 1300 square feet of flexible accommodation and is well presented throughout with the potential to be extended (STPP). Driveway providing off street parking for up to 5 vehicles, 2 detached garages, a carport and a rear garden extending to approximately 75 feet. Viewing highly recommended. NO ONWARD CHAIN. SOLE AGENTS.

Offers In Excess Of £700,000 - Freehold





## FRONT DOOR

Steps leading up to the composite front door with obscured glass insert and windows either side, giving access to the:

## ENCLOSED PORCH

Radiator. Inner hardwood front door with windows either side, giving access through to the:

## LARGE ENTRANCE HALL

Coving. Picture rail. Radiator. Original Parquet flooring is under the carpet.

## LOUNGE

Double aspect room with double glazed bay window to the front and 2 x double glazed windows to the side. Feature fireplace with wooden mantle and surround, tiled with inset gas flame fire.

Radiator. Coving. Picture rail.

## DINING ROOM

Double glazed French doors giving access to the rear garden.

Coving. Feature fireplace with wooden mantle, tiled surround/hearth and inset gas flame effect fire. Radiator. Staircase leading to the first floor.

## KITCHEN

Exposed beamed ceiling and wood panelling. Straight edge wooden work surface incorporating stainless steel 1 1/2 bowl sink with drainer. A comprehensive range of eye level cupboards and cupboards/drawers below the work surface. Integrated electric hob. Integrated electric oven. Spaces for washing machine and dishwasher. Tiled splashback. Radiator. Double glazed window to the rear enjoying a pleasant outlook over the rear garden. Door leading to the covered side of the property / carport.

## BEDROOM ONE

Double glazed bay window to the front. Decorative fireplace feature with wooden mantle and surround, tiled insert and tiled hearth. Fitted wardrobes and bedroom furniture around the bed comprising of a range of cabinets and drawers.

## DOWNSTAIRS BATHROOM

Corner bath with wooden paneling. Low level WC. Pedestal wash hand basin. Radiator. Obscured double glazed window to the rear. Storage cupboard x 2. Part tiled walls.

## FIRST FLOOR ACCOMMODATION

### LANDING

Sweeping staircase with half landing giving access to the first floor.

## BEDROOM TWO

Double glazed window to the front. Skylight window to the rear.

Eaves storage. Radiator. Doorway giving access to the:

## EN-SUITE SHOWER ROOM

Walk in shower cubicle. Wash hand basin with storage below. Low level WC with concealed cistern. Cupboard housing the replacement boiler for the gas central heating fitted approximately two years ago. Part tiled walls and tiled flooring. Downlighters.

Double glazed skylight window.

## BEDROOM THREE

Double glazed window to the front and skylight window to the rear. Radiator. Eaves storage.

## OUTSIDE

### FRONT

There is a herringbone brick driveway which provides off street parking for approximately six vehicles with the remainder of the front laid to lawn.

Located to the side of the property there is a covered car port with up and over metal door with power and lighting.

### REAR GARDEN

22.86m approximately (74'11" approximately)

There is a patio area immediately to the rear of the property which is covered. The remainder of the garden is mainly laid to lawn with some mature shrubs and herbaceous borders. Garden pond. There is useful side access to the front on both sides of the property.

### DETACHED GARAGE

Located in the rear garden. Power and lighting. Accessed via double opening wooden doors.

### ADDITIONAL DETACHED DOUBLE GARAGE

Located at the rear of the garden with power and lighting making a great workshop or storage. Metal up and over door.

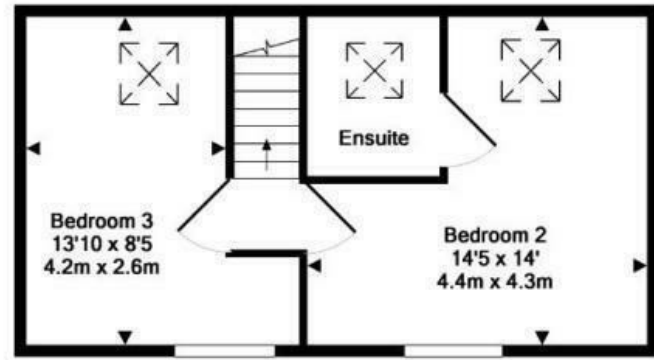
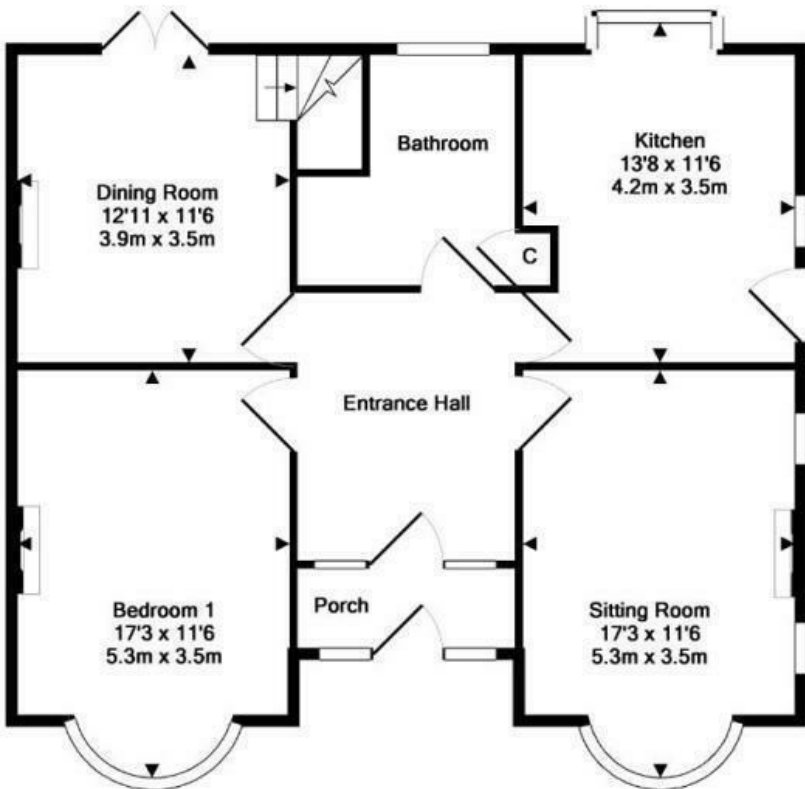






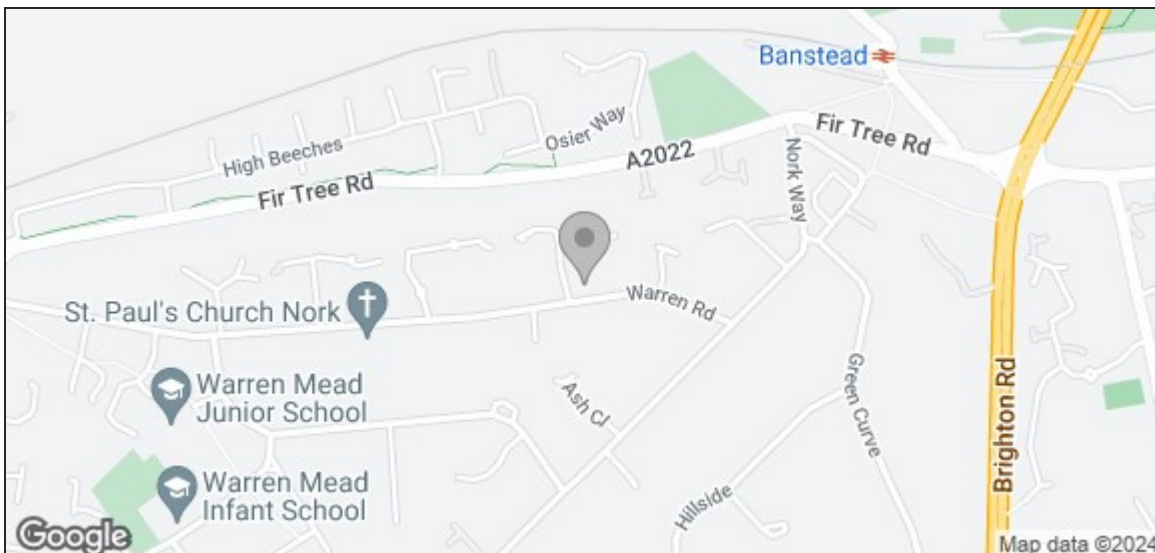
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**WILLIAMS  
HARLOW**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	