



6, Farley Close,
Banstead, Surrey, SM7 3AW

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**WILLIAMS
HARLOW**



An opportunity to acquire a new build barn style property built in 2019 by Heronsbrook Homes within an easy walk of Banstead Village High Street. The property has a fully fitted kitchen with all integral Siemens appliances, underfloor heating to the ground floor, en-suite facilities to the two principle bedrooms plus a family bathroom and a total of four bedrooms. There is a good sized attached garage and allocated parking to the front. All is accessed via electronic security gates with open countryside views to the rear and a rear garden 95'0 x 46'0 approximately. SOLE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FRONT DOOR

Outside light, giving access through to:

GENEROUS ENTRANCE HALLWAY

Alarm control panel. Tiled flooring. Staircase to the first floor and understairs storage cupboard. Coving. Downlighters. Large cloaks cupboard with double opening doors and lighting.

DOWNSTAIRS WC

Floating WC with concealed cistern. Wash hand basin with mixer tap and drawer below. Half height tiling and tiled floor. Heated towel rail. Obscured glazed window to the side. Recess with mirror. Ceiling mounted extractor. Downlighters.

RECEPTION ROOM

Double aspect room with window to the front and side. Log burner. Wooden flooring. Underfloor heating control. Downlighters. Coving.

KITCHEN DINING AREA

Well fitted with a high quality range of wall and base units comprising of Quartz work surfaces incorporating a double Butler style sink. A comprehensive range of cupboards and drawers below the work surface. Integral dishwasher. Dual fuel Rangemaster cooker with extractor above. A comprehensive range of eye level cupboards and display cabinets. 2 x full height ranges of built in storage, one of which houses built in fridge and freezers and there is also cupboards and drawers. Window to the rear. Coving. Downlighters.

SITTING AREA

Dual aspect with two windows to the side. Bi-fold doors to the rear enjoying a pleasant outlook over the rear garden. Fireplace feature with inset log burner. Coving. Downlighters. Underfloor heating control.

UTILITY ROOM

Work surface incorporating a sink drainer with cupboards below and above. Spaces for two domestic appliances. Downlighters. Radiator. Tiled floor. Connecting door to the garage.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with attractive Oak balustrade. Coving. Downlighters. Large linen cupboard with pressurised cylinder. Central heating control.

MASTER BEDROOM

Window to rear with fine country views. Downlighters. Radiator. 2 x ranges of built in wardrobes. Coving. Doorway to the:

EN-SUITE SHOWER ROOM

Walk in wet room shower with both rain shower and hand held attachment. Floating WC with concealed cistern. Wash hand basin with mixer tap and vanity drawers below. Heated towel rail. Ceiling mounted extractor. Downlighters. Obscured glazed window to the side. Mirror. Half height tiling.

BEDROOM TWO

Window to the rear with fine country views. Fitted wardrobes with sliding doors providing useful hanging and storage. Radiator. Downlighters. Door to the:

EN-SUITE SHOWER ROOM

Enclosed shower cubicle with both rain shower and hand held attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity drawer below. Heated towel rail. Tiled floor. Half height tiling. Ceiling mounted extractor. Downlighters.

BEDROOM THREE

Window to the front. Radiator. Downlighters. Coving. Fitted wardrobes with sliding doors.

BEDROOM FOUR

Window to the front. Set under a vaulted ceiling. Downlighters. Radiator. Fitted wardrobes with sliding doors.

FAMILY BATHROOM

Bath with wall mounted mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity drawers below. Fully enclosed shower cubicle with both rain shower and hand held attachment. Obscured glazed window to the side. Half height tiling. Tiled floor. Mirror. Downlighters. Ceiling mounted extractor. Heated towel rail.

OUTSIDE

FRONT

There is an area of lawn flanked by mature flower/shrub borders. Pathway provides access to the front door which also returns to the side of property to a wooden garden gate which gives access to the rear garden.

PARKING

There are two herringbone brick driveways providing two off road parking spaces.

ATTACHED GARAGE

Electronically controlled door to the front. Power and lighting. Inter connecting door with the utility room. Door to the rear. Drop down ladder to boarded loft storage space.

REAR GARDEN

28.96m x 14.02m approx (95'0 x 46'0 approx)

There is a patio expanding the immediate rear width of the property benefitting from outside tap and outside lighting. There is a children's play area. The remainder of the garden is laid to level lawn with good low rise fencing on either side and post and rail fence to the rear, taking full advantage of the open countryside views beyond.

COUNCIL TAX

Reigate & Banstead BAND G £3,725.60 2023/24

AGENTS NOTE

All integral are Siemens appliances.
Villeroy & Bosch sanitary ware and units.
Gas underfloor heating to the ground floor.
Cat 6 wiring throughout.
Alarm system.
Gated complex with electronically app controlled gates.
3 outdoor electric points to the rear side and front.
Woodburners to the drawing and family rooms.
Electronically operated garage doors.
Landscaped gardens.
Indian sandstone patio and pathways
Solar panels.
10 New Build Warranty
Filtered water tap to the kitchen.



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.

FARLEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2027 SQ FT - 188.38 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: **66 SQ FT - 6.12 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **200 SQ FT - 18.57 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.