



Bolters Lane, Banstead, Surrey SM7 2AU

£900,000 - Freehold



**WILLIAMS  
HARLOW**



A very rare opportunity to acquire a substantial semi detached home occupying a very central yet secluded position on a quarter of an acre plot benefitting from rear access to nearby park. The property does require some internal modernisation, however, offers a wealth of original features from a property we believe was constructed between 1915 to 1920. There are **FOUR DOUBLE BEDROOMS** with en-suite facility to the master bedroom, double garage and plentiful parking. **NO ONWARD CHAIN. SOLE AGENTS**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## ENTRANCE PORCH

Accessed via the original hardwood front door. Original tiled flooring. Beamed ceiling. Part glazed door giving access through to the:

## ENTRANCE HALL

A particular stunning feature of the property which is double height with a turn staircase to a galleried landing all under a beamed ceiling. Picture rail. Radiator. Alarm control panel. Thermostat for the central heating. Understairs storage cupboard. Window to the front. Opening through to the:

## DINING ROOM

Beamed ceiling. Plate rail. Fireplace feature. Radiator. Bay window to the front. 2 x radiators.

## LIVING ROOM

Beamed ceiling. Picture rail. Fireplace feature with wooden surround and inset gas flame effect fire. Radiator. There is a large conservatory bay to the rear enjoying a pleasant outlook over the rear garden with a connecting full height glazed door to the rear.

## KITCHEN/BREAKFAST ROOM

Range of wall and base units. Roll edge work surfaces incorporating sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with a fitted double oven and grill. Surface mounted four ring gas hob with extractor above and a range of eye level cupboards and display cabinets. Space for a dishwasher. Towards the end of the kitchen there is a utility area with a further run of work surface with space for an upright fridge freezer, spaces for washing machine and tumble dryer. Larder cupboard. 2 x windows to the rear. Tiled floor. Beamed ceiling.

## FIRST FLOOR ACCOMMODATION

### GALLERIED LANDING

Reached by a turn staircase. Access to loft void. Skylight window.

## MASTER BEDROOM

Triple aspect with windows to the front, side and rear. Wall lights. Coving. Radiator. Fitted wardrobes. Doorway providing access to the:

## EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and storage below. Fully tiled walls and tiled floor. Radiator. Obscured glazed windows to the side and rear. Heated towel rail.

## BEDROOM TWO

Window to the front. Radiator. Coving.

## BEDROOM THREE

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Picture rail.

## BEDROOM FOUR

Window to the front. Radiator. Picture rail.

## BATHROOM

Coloured suite. Bath with mixer tap and shower attachment, wall mounted electric shower (not tested) and concertina glass shower screen. Pedestal wash hand basin. Half height tiling. Tile effect flooring. Radiator. Window to the rear. Airing cupboard housing the insulated cylinder with storage cupboard above.

## SEPARATE WC

Low level WC. Window to the rear. Tiled effect flooring.

## OUTSIDE

The property is located within a minute's walk of Banstead Village High Street and occupies a secluded position and is well screened from the main road.

## FRONT

There is a private driveway suitable for parking 3-4 vehicles and with an area of level lawn on either side, flanked by mature flower and shrub borders. Here you can also access the

property's front door. Five bar gate to the side of the property which gives access to the side area and in turn to the rear garden.

## DOUBLE INTEGRAL GARAGE

Accessed via a sliding wooden door to the front. Power and lighting. Gas central heating boiler. Inter connecting door to the utility end of the kitchen.

## SEPARATE WC

Accessible from the garage. WC. Wash hand basin with tiled splashback. Obscure glazed window to the side.

## REAR GARDEN

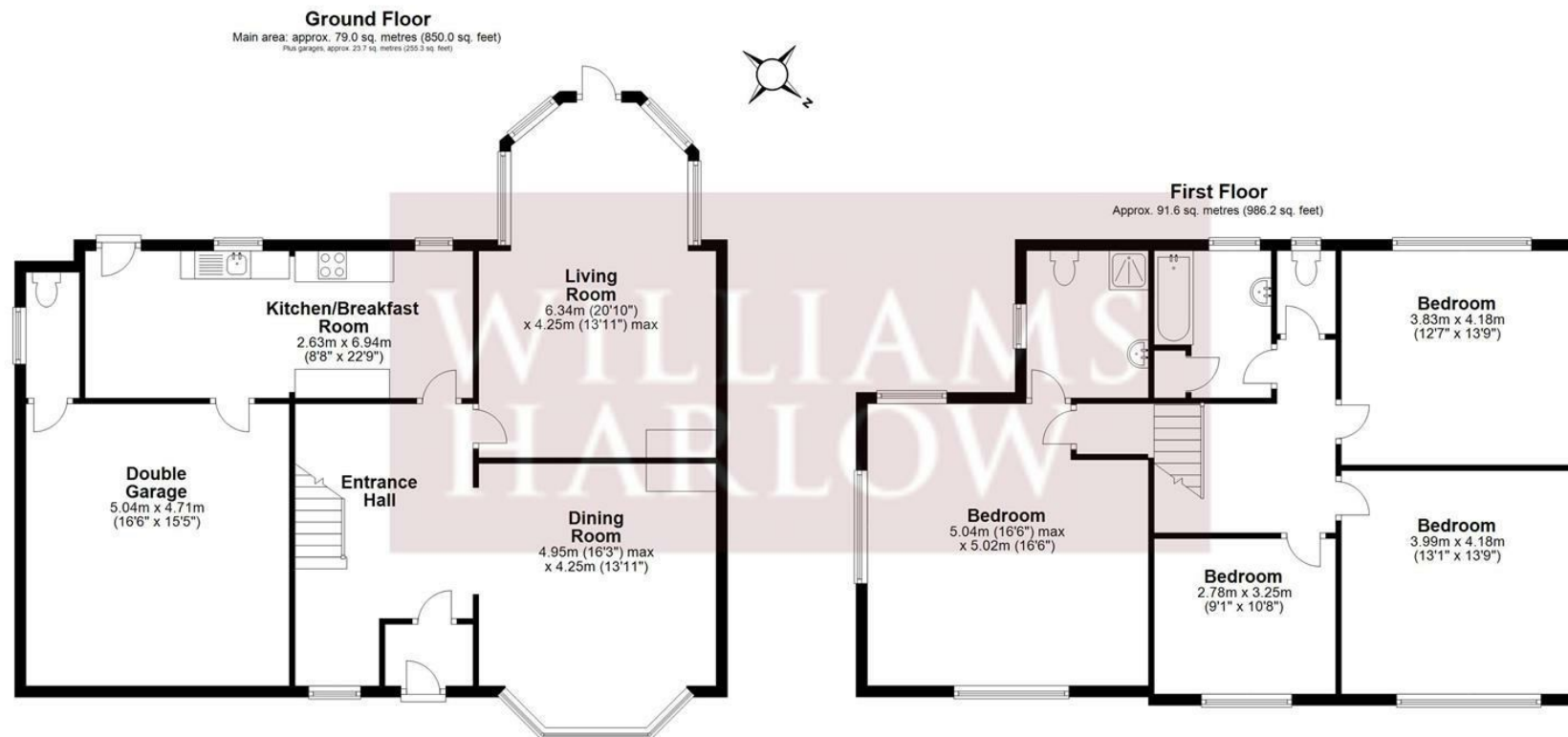
The property enjoys a sizeable rear garden affording a high degree of privacy with access directly onto a park to the rear. The garden enjoys a westerly aspect. There is an expansive patio immediately to the rear of the property which is accessed from the living room and the kitchen. Outside tap. The remainder of the garden is laid to level lawn with mature flower/shrub borders and an array of mature trees which include Magnolia and Chestnut. Overall the plot measures approximately 0.25 of an acre.

## COUNCIL TAX

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



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.



Main area: Approx. 170.6 sq. metres (1836.2 sq. feet)  
Plus garages, approx. 23.7 sq. metres (255.3 sq. feet)

