

## Upper Pines Banstead, Surrey SM7 3PZ

GUIDE RANGE £800,000 - £825,000. WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT, A FOUR bedroom detached house occupying a large corner plot position in this very popular location ideal of good local schools and mainline stations. The property has a plot to the front, side and rear and offers parking for two cars plus garage. Internally the property is immaculate with two bathrooms, utility room and is in excellent decorative order throughout. SOLE AGENTS

Guide Price £800,000 - Freehold



## FRONT DOOR

Leaded light pane and leaded light windows either side. Under recessed canopy with tiled floor and outside light. Giving access through to:

## ENTRANCE HALL

4.75m x 1.85m (15'7 x 6'1)

Stairs rising to the first floor. Radiator. 2 x understairs storage cupboards. Thermostat for the gas central heating. Downlighters. Radiator. Wooden flooring.

## LOUNGE

4.19m x 4.78m (13'9 x 15'8)

Measured into an attractive bay window to the front. Continuation of matching wooden flooring. Fireplace feature. Downlighters. Radiator.

## DINING ROOM

4.19m x 4.45m (13'9 x 14'7)

Downlighters. Contemporary radiator. Bi-fold doors to the rear. Wooden flooring.

## KITCHEN/BREAKFAST ROOM

2.90m x 5.49m (9'6 x 18'0)

Well fitted with a modern range of wall and base units comprising of granite work surfaces incorporating a 1 1/2 sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral appliances of fridge, freezer and dishwasher. Fitted oven and grill with steam oven above. Surface mounted induction hob with concealed extractor above. Wooden flooring. Downlighters. Window to rear and side. Connecting glazed door to the rear.

## DOWNSTAIRS WC

WC with concealed cistern. Pedestal wash hand basin with mixer tap and tiled splashback. Obscured glazed window to the rear. Radiator. Wooden flooring.

## UTILITY ROOM

1.55m x 2.18m (5'1 x 7'2)

Space and plumbing for various domestic appliances. Wall mounted gas central heating boiler. 2 x eye level cupboards. Connecting door to the garage.

## FIRST FLOOR ACCOMMODATION

### LANDING

Obscured glazed window to the side. Access to the loft void with ladder.

### BEDROOM ONE

4.14m x 3.66m (13'7 x 12'0)

Window to front. Radiator. Wood effect flooring. Downlighters. A comprehensive range of built in wardrobes providing useful hanging and storage.

### BEDROOM TWO

4.19m x 3.56m (13'9 x 11'8)

Window to the rear. Downlighters. Radiator. Wood effect flooring.

### BEDROOM THREE

4.39m x 3.20m (14'5 x 10'6)

Window to the rear. Radiator. Wood effect flooring. Downlighters.

### EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Wash hand basin. Low level WC with concealed cistern. Heated towel rail. Ceiling mounted extractor. Downlighters. Tiled floor.

### BEDROOM FOUR

2.77m x 2.44m (9'1 x 8'0)

Attractive bay window to the front. Radiator. Downlighters. Wood effect flooring.

### MAIN BATHROOM

White suite. Panel bath with mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Fully enclosed shower cubicle. Heated towel rail. Part tiled walls and tiled floor with under floor heating. Obscured glazed window to the rear. Downlighters. Wall mounted extractor. Under floor heating

### OUTSIDE

#### FRONT

There is an area of lawn with flower and shrub borders.

#### PARKING

There are two allocated parking spaces via a private drive to the front this in turn leads to the garage.

#### GARAGE

4.27m x 2.39m (14'0 x 7'10)

Accessed via metal up and over door to the front. Connecting door to the side. Power and lighting.

To the side of which there is a wooden garden gate which gives access to the:

#### REAR GARDEN

The property enjoys a corner plot position so benefits from having the garden to the side and rear. All of which enjoys a good degree of privacy surrounded by flower and shrub borders and a good variety of mature trees. There is outside lighting, outside patio and outside tap.

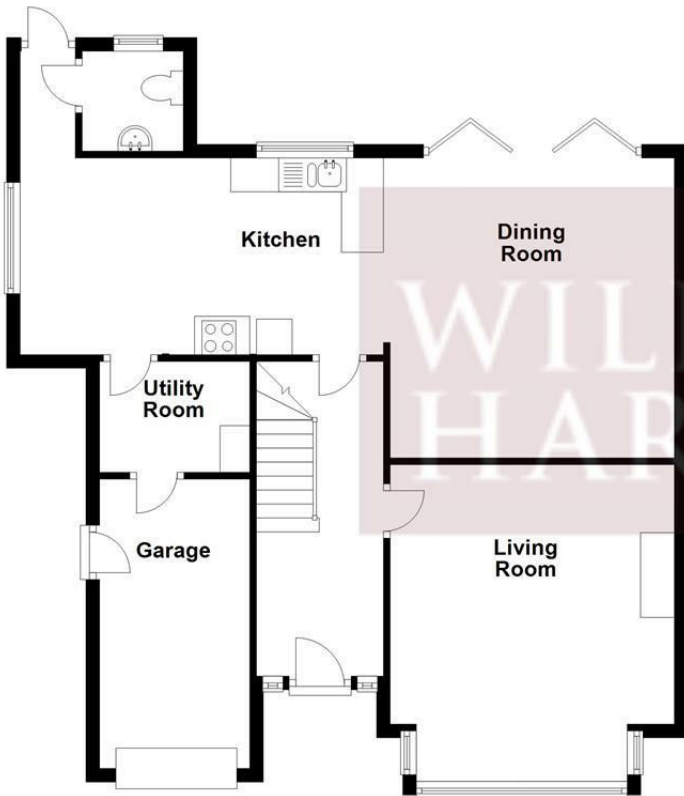


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**WILLIAMS  
HARLOW**

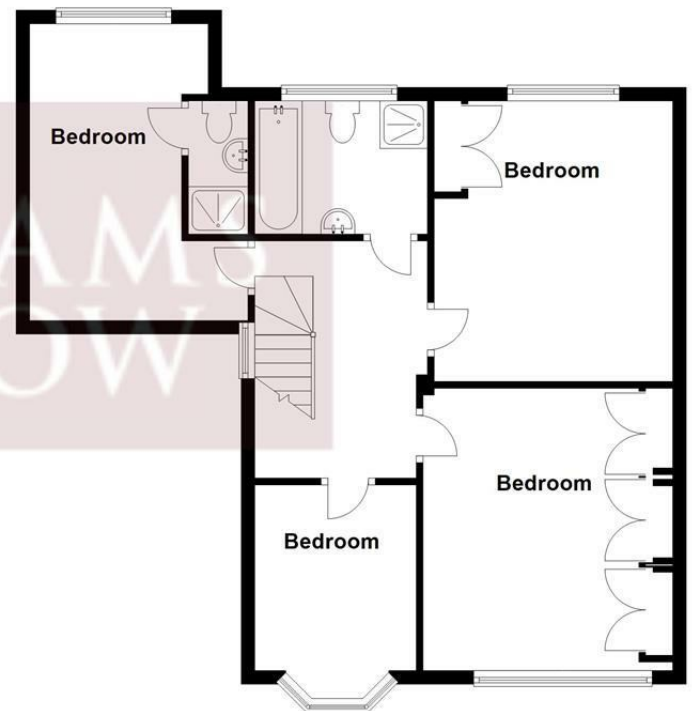
**Ground Floor**

Approx. 76.5 sq. metres (823.0 sq. feet)

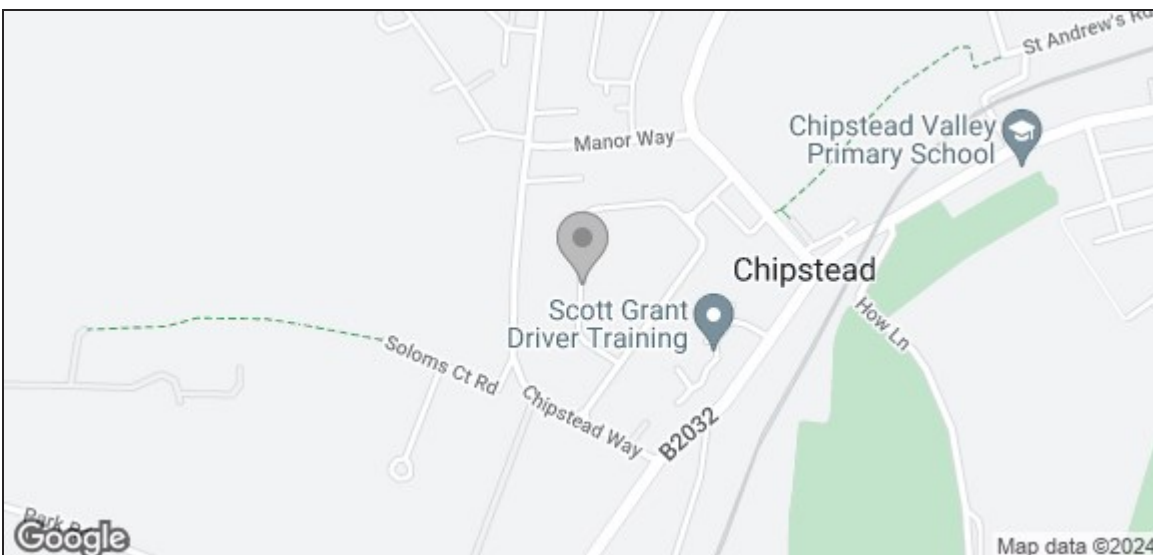


**First Floor**

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 142.2 sq. metres (1531.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	