

## High Beeches Banstead, Surrey SM7 1NW

An opportunity to acquire a significantly improved three bedroom detached property located in a prime residential area close to local shops with Banstead mainline station and excellent local schools nearby. The property has been refurbished throughout to a very high standard by the present owner. Gas central heating and double glazing. There is plentiful parking to the front and an attached garage to the side. **SOLE AGENTS**

**Offers In Excess Of £615,000 - Freehold**





## FRONT DOOR

Replacement front door with outside lighting, giving access through to the:

## ENTRANCE HALLWAY

Downlighters. Wall mounted radiator. Full height window to the side. Stairs to the first floor.

## LOUNGE/DINING ROOM

Double aspect room with window to the front and double opening French doors to the rear. 2 x large contemporary radiators. Downlighters. Wood effect flooring. Opening through to a:

## RE-FITTED KITCHEN

Fitted to a high standard comprising of high gloss work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface where there is an integral slimline dishwasher. Space for washing machine (the client has the front cupboard door to make any new appliance integral). Surface mounted four ring induction hob with extractor above. Eye level cupboards, one of which houses the gas central heating boiler. Integral fridge. Integral freezer. Double oven and grill. Large larder cupboard with shelving with space for a tumble dryer. Window to the rear. Downlighters.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft void. Storage cupboard with in-built shelving.

### BEDROOM ONE

Window to the front. Radiator. Built in wardrobes providing useful hanging and storage with mirrored doors.

### BEDROOM TWO

Window to the rear. Radiator. Built in wardrobes providing useful hanging and storage.

### BEDROOM THREE

Window to front. Radiator. Shelving.

## RE-FITTED BATHROOM

Fitted to a high standard by the present owner. Panel bath with mixer tap and independent shower above the bath with both rain shower and hand held attachment. Wash hand basin with mixer tap and vanity drawer below. Low level WC. Fully tiled walls. Radiator. Downlighters. Wall mounted extractor. Obscured glazed window to the rear.

## OUTSIDE

### FRONT

The front of the property is laid to hardstanding suitable for parking 2-3 vehicles. Here you can access to the property's front door and to the side there is a wooden garden gate which gives access to the rear garden.

## ATTACHED GARAGE

Electronically controlled roller door to the front. Power and lighting. Part glazed door to the rear.

## REAR GARDEN

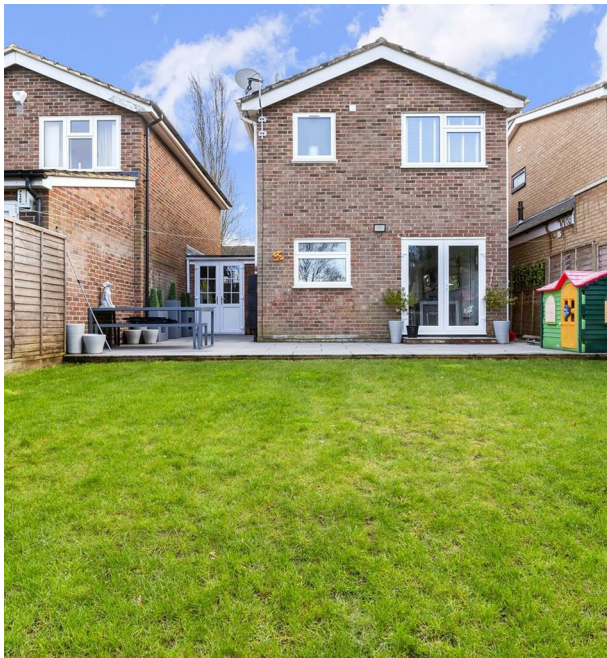
8.84m x 10.49m approximately (29'0 x 34'5 approximately)

Tastefully landscaped with a patio that returns to the complete rear width of the property and the side. Accessible from the dining area, kitchen and rear of the garage. There is outdoor security lighting and outside tap. The remainder of the garden is laid to level lawn with good fencing on all borders and a small wooden garden is located towards the end of the garden.

## COUNCIL TAX

Reigate & Banstead BAND F £3,228.85 2023/24





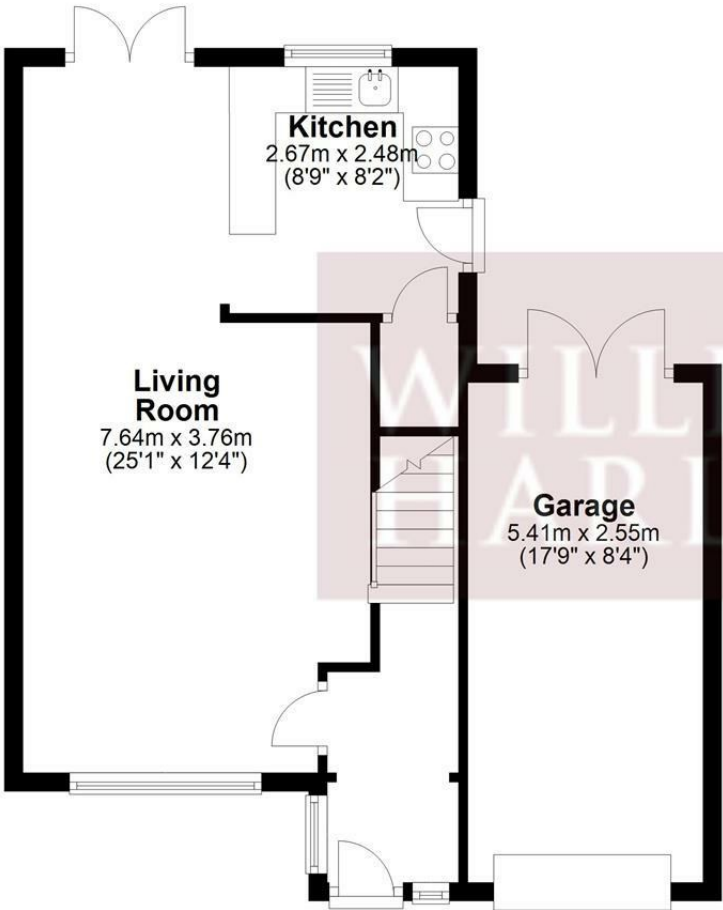


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WILLIAMS  
HARLOW

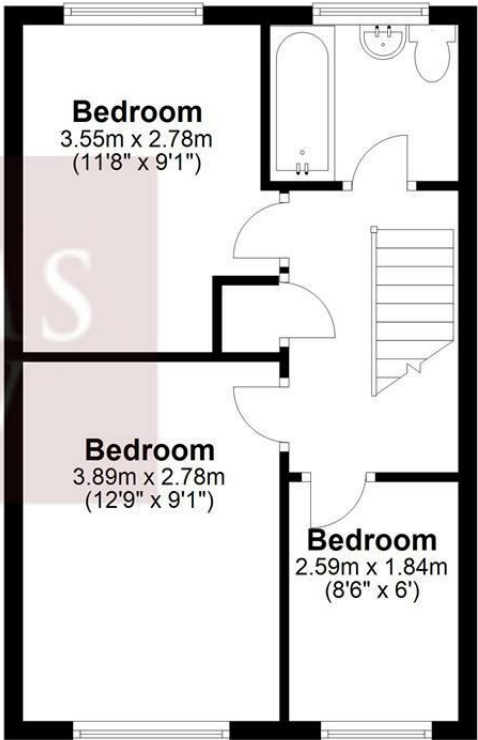
Ground Floor

Main area: approx. 37.7 sq. metres (405.9 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.3 sq. feet)

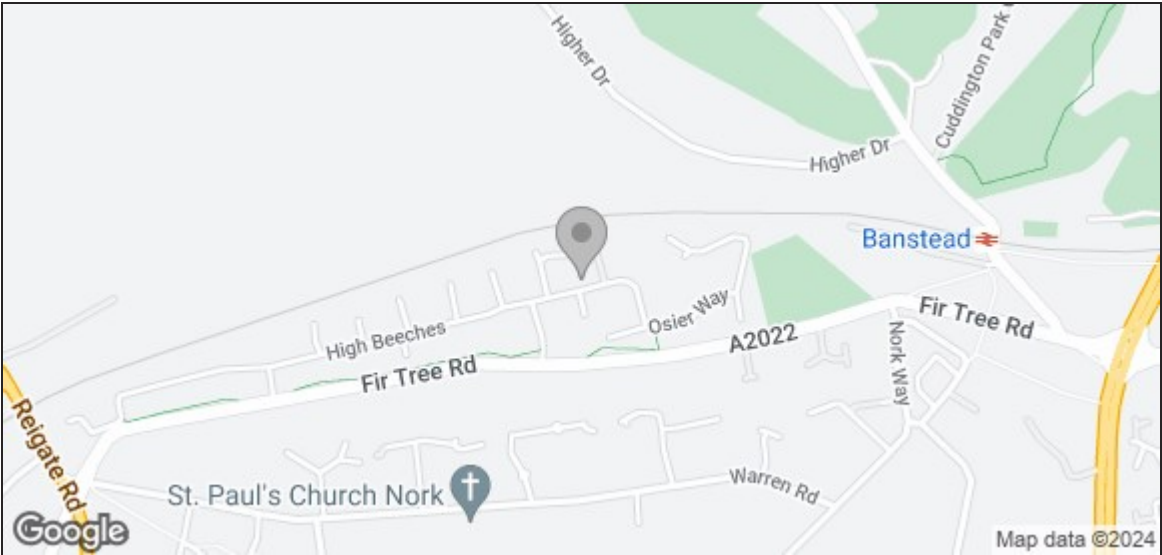


First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Main area: Approx. 73.2 sq. metres (788.4 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		