

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire an extended DETACHED Five/Six bedroom house situated on a wide plot that has wealth of character and original features offering versatile accommodation. The property has an Annex with a bedroom, reception room, kitchen and shower room that can be self-contained or incorporated within the main dwelling. The main property benefits from a lounge, conservatory, dining room, kitchen, utility, downstairs WC, family bathroom and four bedrooms. There is also a large DETACHED GARAGE to the rear with parking in front for 1-2 vehicles in addition to the large driveway at the front providing off street parking for approximately 6-8 vehicles. SOLE AGENTS. VENDORS SUITED.

£1,295,000 - Freehold



FRONT DOOR

Original hardwood front door with obscured glazed windows to the side under recessed porch, giving access through to:

ENTRANCE HALL

Picture rail. Radiator. Original oak flooring. Staircase leading to the first floor landing with original wood panelling. Alarm control panel.

LIVING ROOM

Feature fireplace with wooden mantle, stone surround and hearth with an inset log burner. Continuation of the oak flooring. Original windows to the front and 2 x windows to the side. Radiator. Archway leading through to the extended part of the property allowing access to the conservatory.

CONSERVATORY

Part brick walls, timber framed and fully glazed with double opening doors leading to the rear patio area.

DOWNSTAIRS WC

Low level WC with concealed cistern. Obscured glazed window to the rear. Wall mounted wash hand basin. Part tiled walls. Large understairs storage cupboard housing consumer unit for electrics and meters.

DINING ROOM

Attractive bay window looking out to the front of the property. Beamed ceiling. Picture rail. Fireplace feature with wooden mantle and surround with stone hearth. Continuation of the oak flooring. 2 x radiators. Window to the side. Archway leading through to the:

KITCHEN

Roll edge work surface incorporating a one and a half stainless steel sink drainer. Inset four ring gas hob with extractor above and electric oven below. Integrated appliances including undercounter freezer and dishwasher. A comprehensive range of low and eye level cupboards. Tiled splashback. Window to the rear overlooking the rear garden. Radiator. Tiled floor. Doorway leading through to the:

UTILITY AREA

Radiator. Loft hatch. Roll edge work surface with space for washing machine. Sink with drainer. Wall mounted boiler. Doorway with window to side leading to the rear garden patio. Doorway leading through to the Annex.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

There is a half landing with a window to the side. Picture rail. Loft hatch. Airing cupboard housing the water cylinder. Radiator.

BEDROOM ONE

Bay window to the front. 2 x radiators. Small window to the side. Fitted wardrobes. Pedestal wash hand basin with shaver point. Heated towel rail. Closed shower cubicle with power shower and extractor. Picture rail. Access to eaves storage.

BEDROOM TWO

Window to the front. Picture rail. Radiator. Additional window to the side. Original storage cupboard with concertina door.

BEDROOM THREE

Dual aspect with windows to the rear and side. Built in storage cupboard. Radiator. Picture rail.

BEDROOM FOUR

Window to the front. Picture rail. Radiator. Overhead storage cupboard.

FAMILY BATHROOM

Panel bath. Enclosed shower cubicle. Pedestal wash hand basin. Part tiled walls. Window to the rear. Archway leading through to the low level WC. Window to the rear. Storage cupboard. Heated towel rail. Downlights.

ANNEX

FRONT DOOR

Composite front door giving access through to the:

ENTRANCE HALL

Consumer unit for the electrics. Radiator.

KITCHEN

A comprehensive range of eye and low level cupboards. Roll edge work surface incorporating a sink drainer. Inset electric hob with extractor above and electric oven below. Space for washing machine. Radiator. Wall mounted boiler. Space for fridge freezer. Window to the front.

RECEPTION ROOM/BEDROOM SIX

Window to the front. Radiator. Electric wall heater. Downlights. Skylight.

SHOWER ROOM

Walk in shower. Low level WC. Pedestal wash hand basin. Radiator. Shaver point. Fully tiled walls.

BEDROOM

Double glazed window to the rear. Radiator. Wooden stable style door giving access to the rear patio.

OUTSIDE

FRONT

There is large frontage allowing off street parking for approximately 6-8 vehicles. The area is part paved and part laid to pea shingle.

REAR GARDEN

30.48m x 18.29m approximately (100'0 x 60'0 approximately)

There is a large patio area immediately to the rear. The remainder of the garden is mainly laid to lawn with mature shrubs and herbaceous borders. Garden shed. Side access to the front of the property. Access to the:

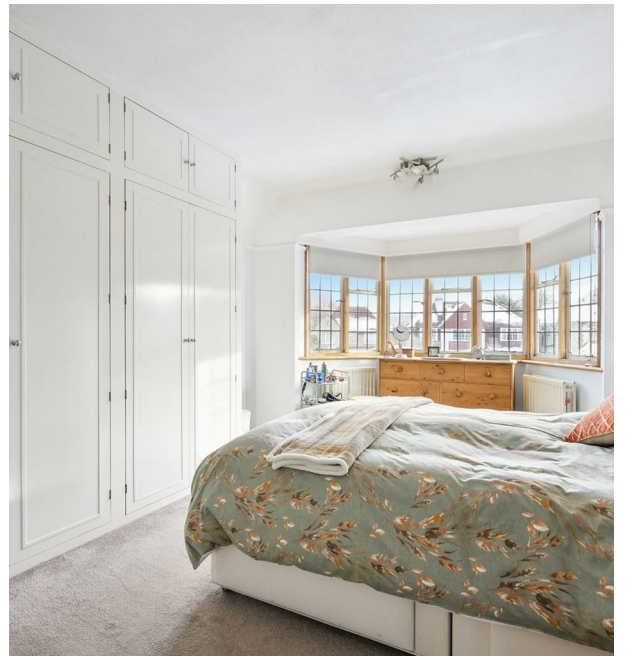
DETACHED GARAGE

4.5 x 5.5 approximately (14'9" x 18'0" approximately)

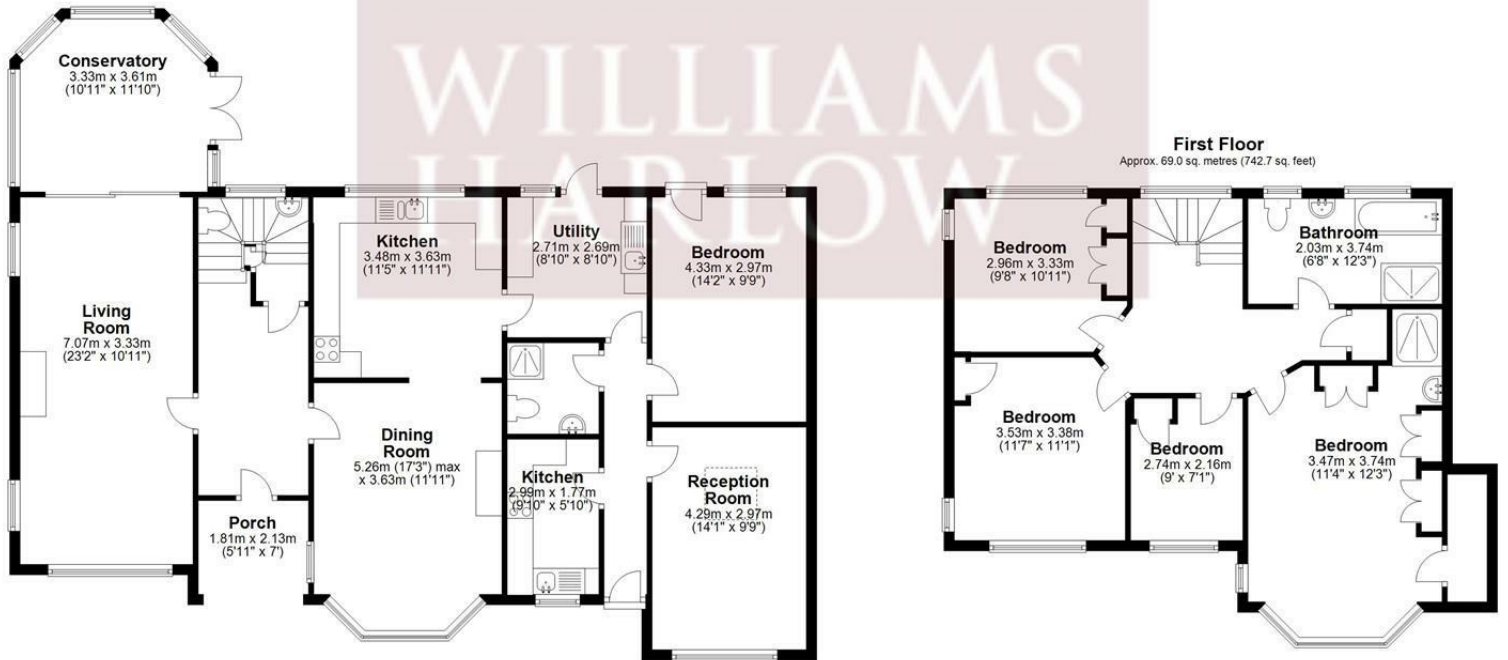
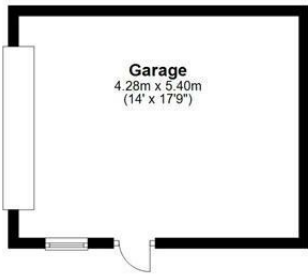
Garage is less than 10 years. Electric up and over door. Rear door to the rear garden. Window to the side. Power and lighting. Parking for 1-2 vehicles in front of the garage.

COUNCIL TAX

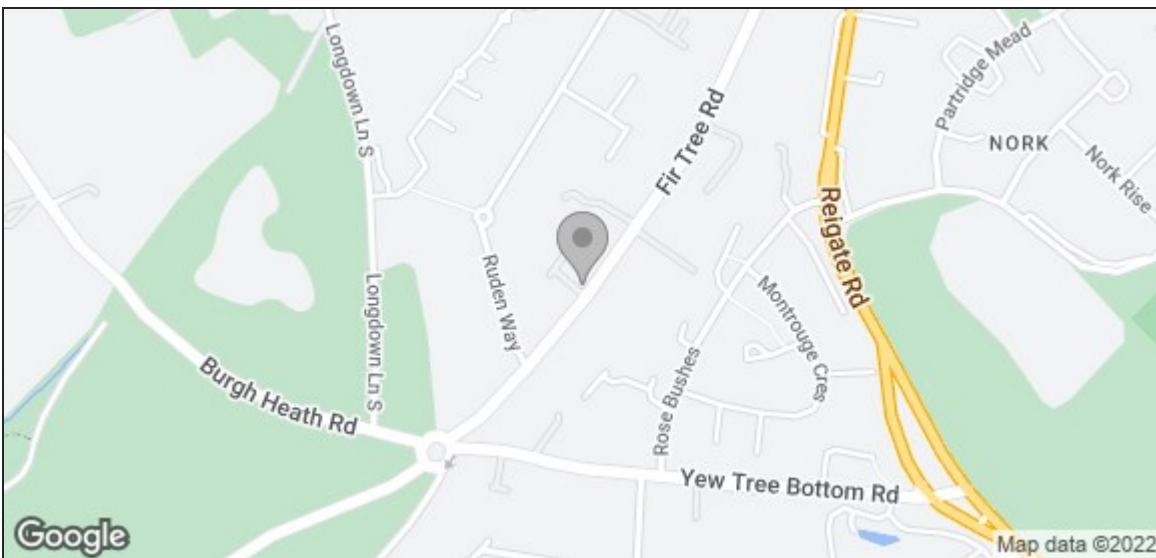
Reigate & Banstead BAND G £3,607.97 2022/23



Ground Floor
Approx. 152.4 sq. metres (1639.9 sq. feet)



Total area: approx. 221.3 sq. metres (2382.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	