

Bolters Lane Banstead, Surrey SM7 2AF

Williams Harlow of Banstead are pleased to present an extended three bedroom semi-detached house which has the potential to be extended further (S.T.P.C). The property benefits from an open plan through lounge, extended kitchen/breakfast area and downstairs WC. There is also a large frontage with a driveway providing PARKING FOR 7-8 VEHICLES and a garage. All is located within a short walk of Banstead Village High Street. NO CHAIN. SOLE AGENTS.

Asking Price £695,000 - Freehold



PORCH

Hardwood front door with obscured windows either side under recessed porch, giving access through to the:

ENTRANCE HALL

Stairs leading to the first floor landing. Understairs storage cupboard housing the fuse board and meters. Coving. Radiator. Alarm control panel. Wood effect Karndean flooring.

OPEN PLAN LOUNGE/DINING AREA

LOUNGE AREA

Double glazed bay window to the front. Fireplace feature with marble mantle surround and hearth with inset electric fire. Radiator. Coving. Continuation of the wood effect Karndean flooring. Opening through to the:

DINING AREA

Coving. Radiator. Continuation of the wood effect Karndean flooring. Double glazed opening doors giving access to the outside rear patio area.

DOWNSTAIRS WC

Vaulted ceiling with skylight. Low level WC. Wall mounted wash hand basin. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

EXTENDED KITCHEN/BREAKFAST AREA

Roll edge work surface incorporating a porcelain 1 1/2 sink with drainer. A comprehensive range of cupboards and drawers below the work surface and eye level cupboards, one of which houses the boiler. Space for a range cooker. Space for an American style fridge freezer. Double glazed window to the rear. Coving. Spotlights. Step down to the breakfast area. Radiator. Work surface with cupboards below. Space for washing machine and tumble dryer. Double opening French doors giving access to the rear patio and garden.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a sweeping staircase with inset spotlights. Double glazed window to the side. Loft hatch. Radiator.

BEDROOM ONE

Coving. Double glazed window to the front. Radiator.

BEDROOM TWO

Double glazed window to the rear. Coving. Radiator.

BEDROOM THREE

Double glazed bay window to the front. Radiator.

BATHROOM

White panel bath suite. Electric shower. Low level WC. Wash hand basin with storage below. Part tiled walls. Tiled floor. Heated towel rail. Airing cupboard. Downlights. Obscured double glazed window to the rear.

OUTSIDE

FRONT

Brick block driveway to the front which provides off street parking for 7-8 vehicles. Raised beds with mature trees and shrubs.

GARAGE

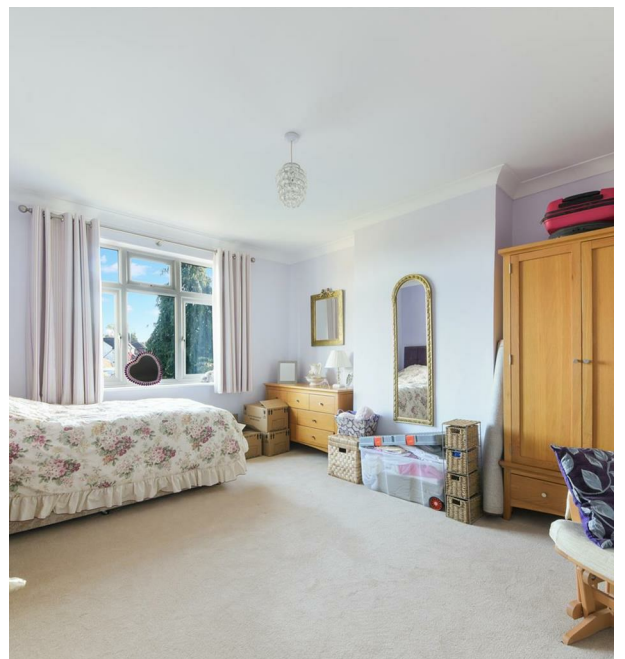
Accessed via a metal up and over door to the front. Power and lighting.

REAR GARDEN

There a good sized patio area immediately to the rear of the property. Central area of lawn with the continuation of the patio to the side and rear of the plot providing an easy to maintain rear garden. Outside tap. Useful side gate giving access to the front of the property. Side door giving access to the garage.

COUNCIL TAX

Reigate & Banstead Borough Council BAND E £2,732.11 2023/24

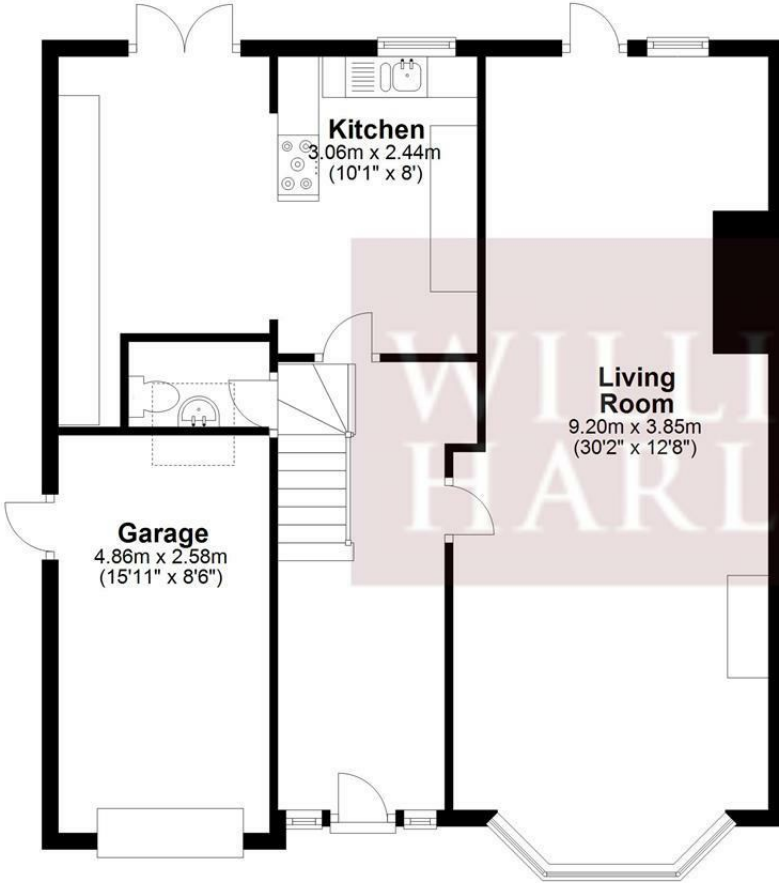
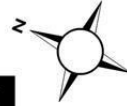


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**WILLIAMS
HARLOW**

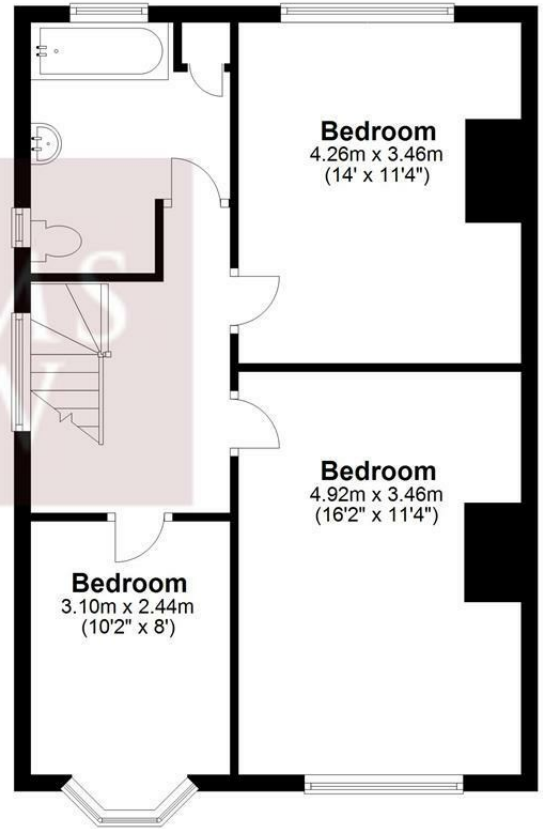
Ground Floor

Main area: approx. 65.6 sq. metres (705.9 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.9 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Main area: Approx. 121.1 sq. metres (1303.4 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	