

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

Lakers Rise Banstead, SM7 3LA

An opportunity to acquire a deceptively spacious three bedroom terrace house with the potential to further extension both to the rear and loft conversion (STC). Located in a semi rural area within easy access to miles of open countryside, good local schools and local shopping facilities at both Woodmansterne and Chipstead alongside mainline rail stations. The property has the benefit of gas central heating and double glazing. **SOLE AGENTS.**

£475,000 - Freehold



FRONT DOOR

Replacement part glazed front door under recessed canopy with outside light giving access through to the:

ENTRANCE HALLWAY

Wooden flooring. Radiator. Cloaks cupboard. Further additional storage cupboard housing meters and circuit breakers. Thermostat for the gas central heating. Stairs rising to the first floor with an useful understairs storage recess. Wall lights. Window to the front.

DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin with mixer tap. Obscured glazed window to the front. Fully tiled walls. Tiled floor. Radiator.

LOUNGE/DINING ROOM

Double aspect room with window to the front. Double opening French doors with windows either side to the rear. 2 x radiators. A multi fuel log burner.

RE-FITTED KITCHEN

Fitted to a very high standard. Quartz work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with spaces for washing machine, upright fridge freezer and microwave. Fitted oven and grill. Surface mounted four ring induction hob with extractor above. A comprehensive range of eye level cupboards, one of which houses the gas central heating boiler (replaced approximately 18 months ago). Panelled ceiling. Downlighters. Tiled floor. Underfloor heating.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached by a turn staircase. 2 x windows to the front. Access to the loft void. Storage cupboard with shelving.

BEDROOM ONE

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Fitted wardrobes with sliding mirrored doors providing useful hanging and storage. Coving.

BEDROOM TWO

Window to the rear with a fine view of the garden. Radiator.

BEDROOM THREE

A good sized single room with window to the front with far reaching views. Fitted wardrobe. Coving.

BATHROOM

White suite. Panel bath with mixer tap an independent shower above the bath. Pedestal wash hand basin with mixer tap. Low level WC. Large airing cupboard. Obscured glazed window to the front. Fully tiled walls. Tiled floor. Downlighters. Radiator.

OUTSIDE

FRONT

There are two areas of lawn with a pathway providing access to

the front door. There is useful shared access providing access to the:

FEATURE REAR GARDEN

33.53m length approximately (110'0" length approximately)

There is a patio expanding the immediate rear width benefitting with outside lighting, outside tap and outside power. The garden is laid to a succession of terraces which comprise of well stocked flower/shrub borders, ornamental garden pond and areas of lawn. There is also a potting shed.

SUMMER HOUSE/OUTDOOR OFFICE

5'0 x 3'0 approximately (16'4"0'0" x 9'10"0'0" approximately)

With power and lighting. Well constructed with a deck to the front and fine views.

OUTSIDE STORE

Brick built with power and lighting. Beyond which there is a further brick lean-to shed suitable for domestic appliances.

COUNCIL TAX

Reigate & Banstead BAND D £2,339.50 2024/25

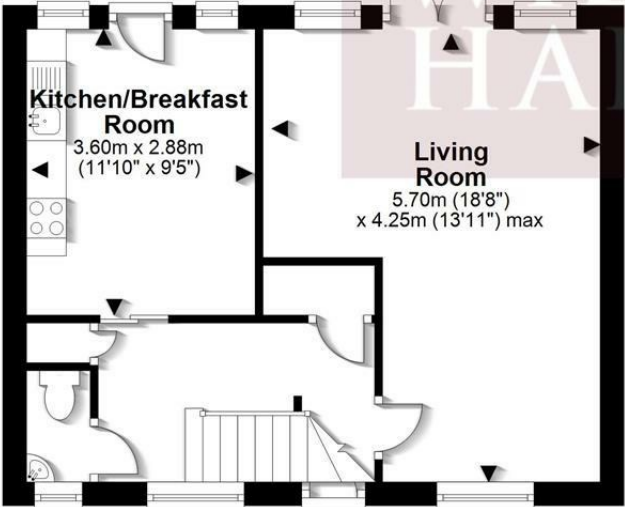


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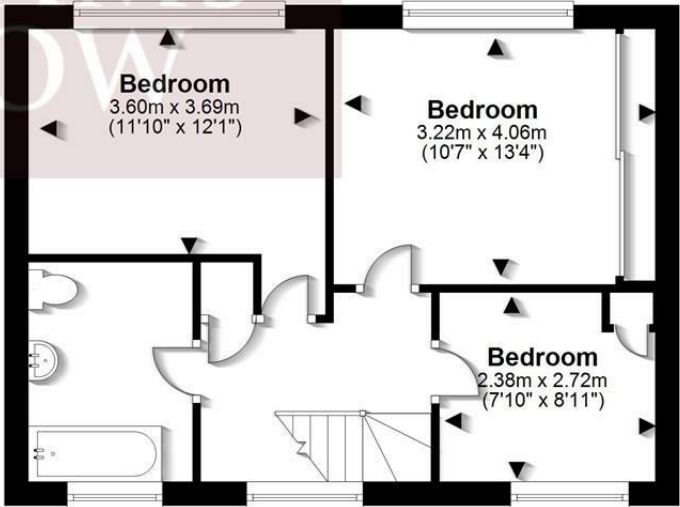
Ground Floor

Approx. 47.5 sq. metres (510.8 sq. feet)

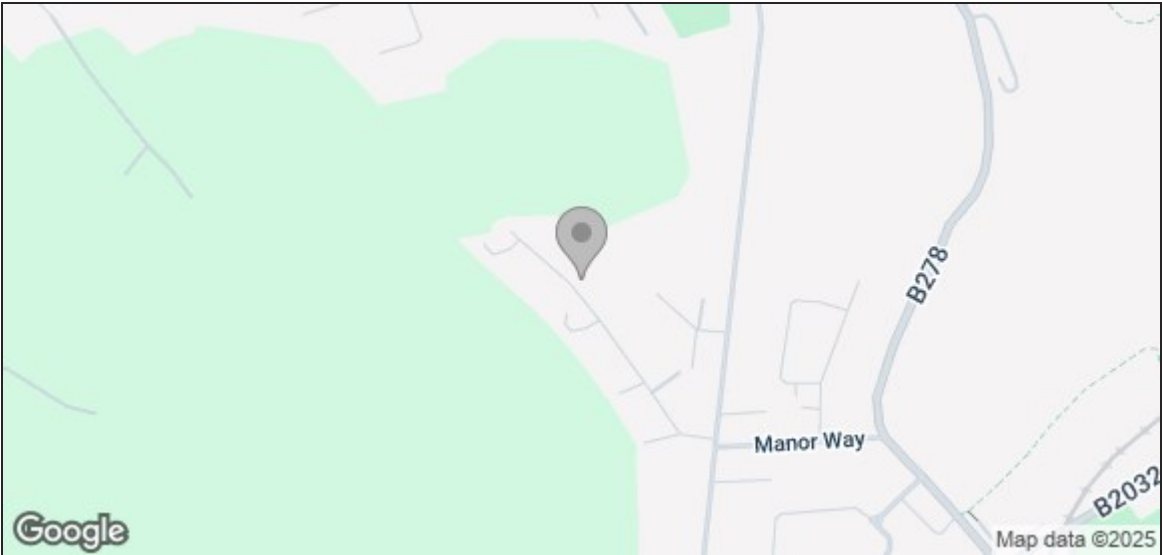


First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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