



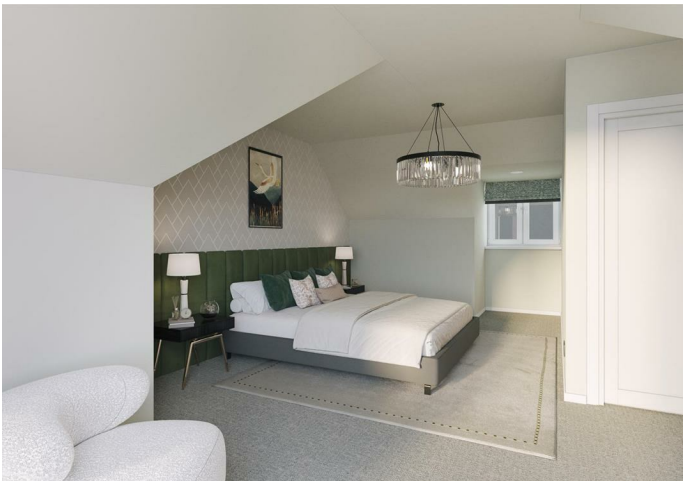
Croydon Lane, Banstead, Surrey SM7 3BE
£1,295,000 - Freehold

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**WILLIAMS
HARLOW**



Welcome to Royal Oaks, a peaceful sanctuary in the heart of Surrey. This small development of 10 luxury homes occupies a spectacular location close to the bustling town of Banstead and the thrills of Epsom Downs Racecourse, yet just a stone's throw from lush parkland, ancient woodland and stunning natural landscapes. **THE CHESTNUT (PLOT 8 @ 2,217 square feet) IS A THREE/FOUR BEDROOM HOME** offering a kitchen/dining room, utility room, separate living room and study/bedroom four. To the first floor there are two bedrooms with en-suites, a further double bedroom and a family bathroom. Externally there are front and rear gardens as well as a double garage.

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



GROUND FLOOR

KITCHEN/DINING ROOM

6.76m x 7.19m (22'2 x 23'7)

Contemporary and traditional designs
Stainless steel sink with drainer and mixer tap
Quality kitchens with a choice of doors and stone worktops
Upstands and glass splashbacks to the hob
Stainless steel single oven
Integrated fridge freezer
Integrated combination microwave
Integrated dishwasher
Integrated washing machine/dryer (where no utility room)
Under wall unit lighting
Five zone induction hob
Integrated wine cooler

UTILITY

2.49m x 1.60m (8'2 x 5'3)

Laminated worktops to utility
Free standing washing machine
Free standing tumble dryer

LIVING ROOM

5.05m x 6.10m (16'7 x 20'12)

STUDY/BEDROOM FOUR

5.41m x 2.69m (17'9 x 8'10)

FIRST FLOOR

BEDROOM ONE

5.05m x 6.10m (16'7 x 20'0)

BEDROOM TWO

4.19m x 4.50m (13'9 x 14'9)

BEDROOM THREE

3.71m x 5.26m (12'2 x 17'3)

SHUTTERS AND CURTAINS

Bespoke shutters to the front elevation of property.
Curtains and blinds packages are available as an extra

SPECIFICATION

INTERNAL FINISHES

White PVCu double glazed windows
Smooth ceilings finished in white paint
All walls finished in Dulux products
Skirting and architrave in Dulux, staircase with hardwood hand rail and painted balustrades
Oak veneered cottage style internal doors
Ceramic wall tiling to bathroom and en-suite
Amtico flooring to kitchen, utility, cloakroom, kitchen/family room (if open plan)
Good quality carpet to all other rooms. A choice of carpeting to lounge, dining room, and bedrooms, as well as staircases and landings
Ceramic floor tiling to bathroom and en-suite, Amtico in Bungalows
Every en-suite has a vanity unit
Fitted wardrobe with shelf and hanging rail to bedroom one and bedroom two

SECURITY

Multi point locking system to external doors
Wireless intruder alarm
Ring door bell
Automated gates to development
Pre wired for CCTV

MEDIA ELECTRICAL & COMMUNICATION

Pre wiring and fittings at high and low level for TV/satellite to sitting room and bedroom one
Pre wired for Sky Q (home owner to arrange Sky reconfiguration, subscription and dish)
Terrestrial and free view TV aerial provided within loft space
USB point provided to lounge, kitchen, family room, study and bedrooms

Chrome fittings at high level in kitchen, matching low level fittings where dining/family/living linked
LED down lighters to kitchen, cloakroom, bathroom and en-suites

HEATING & WATER SERVICE

Air Source Heat Pumped central heating
Mains pressure hot and cold water services
Underfloor heating to ground floor
Radiators to first floor

EXTERNAL & SHARED AREAS

External tap at rear or side elevation
Management Company for management of shared areas
Hard and soft landscaping to communal areas
Front and rear gardens will be landscaped with turf
Electronically operated garage doors

ENVIRONMENTAL DETAILS

Energy efficient thermostatically controlled ASHP central heating
Double glazed PVCu windows
A+, A, or B rated kitchen appliances to reduce water and energy use
Dusk to dawn sensors to external lighting
EV chargers

COUNCIL TAX

Reigate & Banstead - TBC



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

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