

**WILLIAMS  
HARLOW**

Banstead Office  
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

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

## Greenhayes Avenue Banstead, Surrey SM7 2JQ

WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT An opportunity to acquire an attractive extended bay fronted semi detached home LOCATED IN BANSTEAD VILLAGE offering two good sized reception rooms plus a conservatory to the rear. Bathrooms to ground and first floor. There is gas central heating, double glazing and attractive rear garden. Parking for three vehicles with an attached garage. SOLE AGENTS. VENDOR SUITED.

Asking Price £675,000 - Freehold



## FRONT DOOR

Part glazed front door with windows either side, outside light, giving access through to:

## ENTRANCE HALLWAY

2.46m x 5.79m (8'1 x 19'0)

Stairs rising to the first floor. Radiator.

## LOUNGE

3.56m x 5.26m (11'8 x 17'3)

Attractive bay window to the front with fitted shutters. Feature Wood burner with wooden mantle and inset gas flame. Radiator.

## DINING ROOM

3.53m x 4.47m (11'7 x 14'8)

Understairs storage cupboard. Fireplace feature with wooden surround with inset gas flame effect fire. Radiator. Sliding patio doors giving access through to:

## 'L' SHAPED CONSERVATORY

5.00m x 5.69m (16'5 x 18'8)

Tiled floor. French doors to the side and rear. All is under a glazed roof. The conservatory is elevated overlooking the garden pond and garden beyond. The conservatory also benefits from air conditioning / heating

## KITCHEN

2.74m x 2.95m (9'0 x 9'8)

Fitted with a range of wall and base units comprising work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space for dishwasher. Fitted double oven and grill. Surface mounted four ring gas hob with extractor above. Eye level cupboards. New part glazed door and replacement window to the rear and further window to the side. Part tiled walls. Downlighters. Integral fridge.

## BEDROOM THREE

2.74m x 2.36m (9'0 x 7'9)

Oriel bay window to the front with fitted shutter blinds. Radiator.

## BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Fully tiled walls. 2 x obscured glazed windows to the side. Radiator. Tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to the loft void.

### BEDROOM ONE

4.65m x 3.76m (15'3 x 12'4)

Bay window to the front with fitted shutter blinds. Radiator. Fitted wardrobe.

## EN-SUITE SHOWER ROOM

2.13m x 3.25m (7'0 x 10'8)

Double aspect with obscured glazed windows to the side and front. Fully enclosed shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Heated towel rail. Access to a large eaves storage cupboard. Flat roof replaced December 2023.

## BEDROOM TWO

3.76m x 3.91m (12'4 x 12'10)

Window to rear. Radiator. Built in bedroom furniture comprising storage cupboards, fitted wardrobes and bedside cabinets. Access to airing cupboard.

## OUTSIDE

### FRONT

There is a newly laid private driveway suitable for parking three vehicles off street. To the side of which there is an area of well manicured level lawn with attractive flower/shrub borders. The driveway leads to the:

### ATTACHED GARAGE

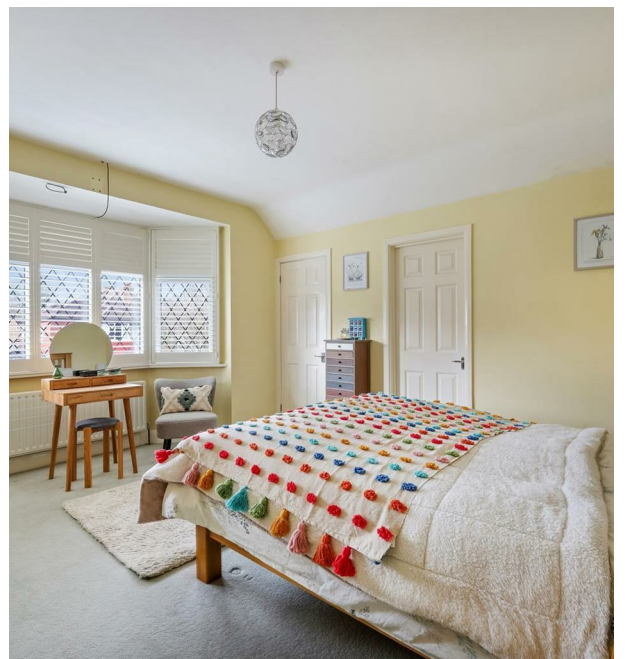
5.79m x 2.26m (19'0 x 7'5)

Up and over door to the front. Connecting door to the rear. Power, lighting and plumbing for domestic appliances. Wall mounted gas central heating boiler.

### REAR GARDEN

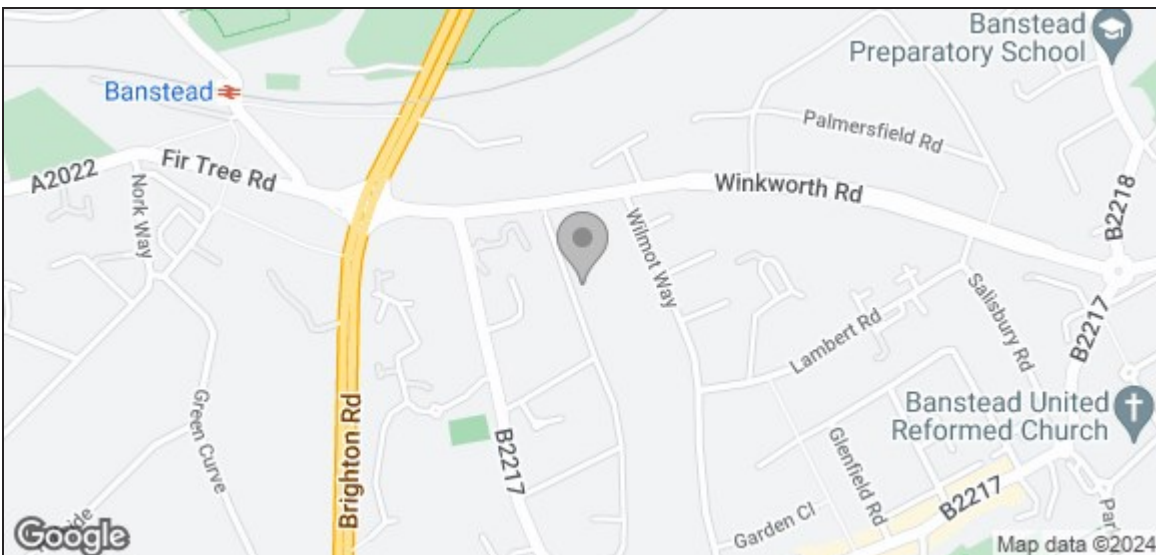
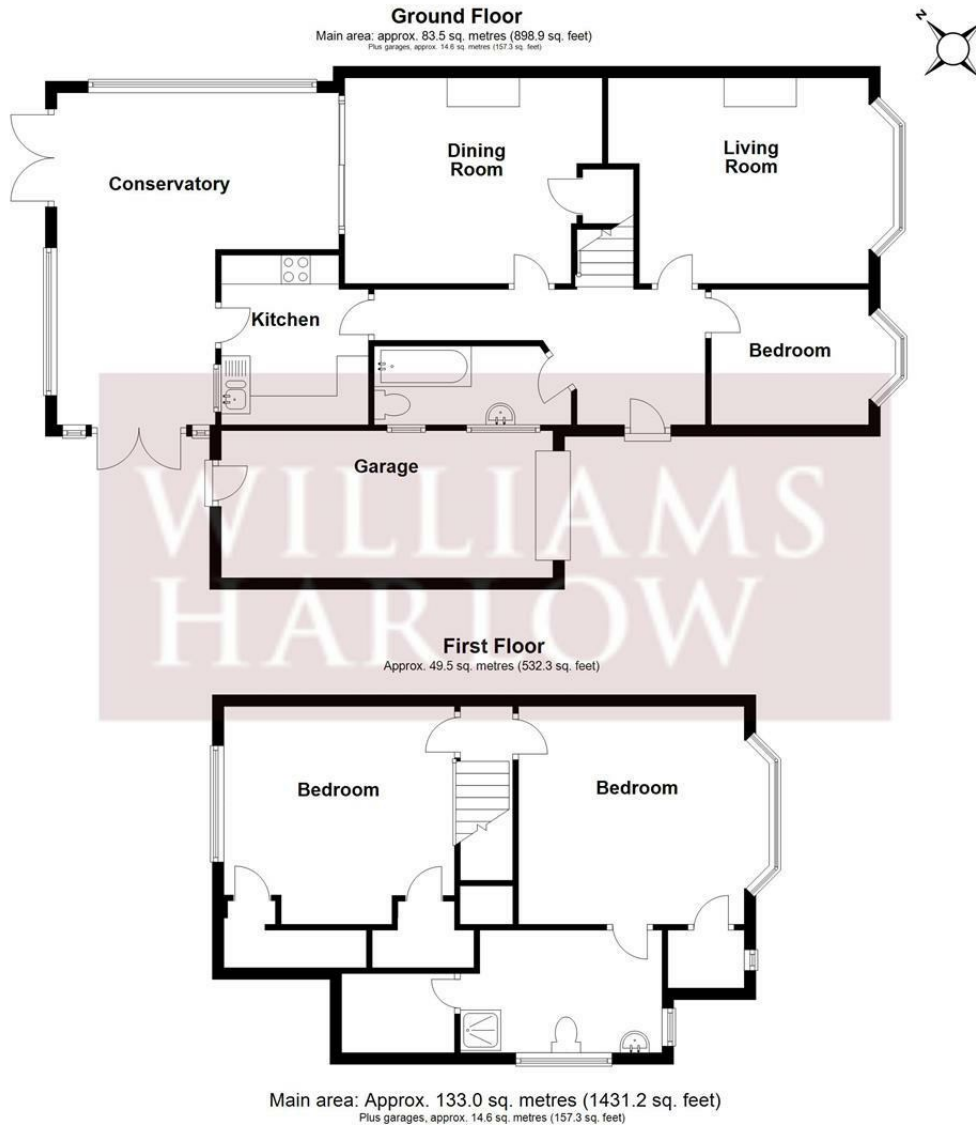
20.7 x 7.72 (67'10" x 25'3")

Immediately to the side of the conservatory there are steps down to the garden and newly laid patio are the rest of the garden is principally laid to level lawn with attractive flower/shrub borders and mature hedging. Towards the end of the garden there is a summer house and there is an ornamental garden pond located towards the rear of conservatory. The garden enjoys a good degree of privacy.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	