

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a character detached home with a rear garden extending to approximately 140 feet, located in a prime residential cul-de-sac within an easy walk of Banstead Village High Street. The property benefits from having two good sized reception rooms, four bedrooms arranged over two floors, plentiful parking and detached garage. Double glazing and gas central heating. SOLE AGENTS. NO ONWARD CHAIN.

£937,000 - Freehold



FRONT DOOR

Hardwood part glazed front door under pitch tiled canopy and outside light, which gives access through to the:

ENTRANCE HALL

Skylight window. Further window to the side. Downlighters. 2 x radiators. Stairs rising to the first floor. Understairs storage cupboard. Recess with shelving. Time clock and thermostat for the gas central heating.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and cupboards below. Stain glass window to the front. Part tiled walls and tiled floor.

SITTING ROOM

Inglenook fireplace feature with inset log burner. Picture rail. 2 x radiators. 2 x round windows to the rear. Rear projecting bay with windows either side and sliding patio doors which enjoy a pleasant outlook over the rear garden. Downlighters.

DINING ROOM

Dual aspect with 2 x windows to the front. Serving hatch through to the kitchen. Picture rail. Radiator.

KITCHEN

Well fitted with a range wall and base units comprising of granite work surfaces incorporating a one and a half bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral dishwasher. Integral fridge and integral freezer. Fitted dual fuel range cooker. Plinth heater. Extractor. Eye level cupboards. Part tiled walls. Tiled floor. Round window to the front. Connecting door and window to the side.

STUDY/BEDROOM FOUR

Triple aspect. Radiator. Picture rail. Wall lights. Fitted cupboard with shelving.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with an attractive window to the side. Exposed beamed ceilings. Access to loft void. Picture rail. Radiator. Linen cupboard.

MASTER BEDROOM

A comprehensive range of built in wardrobes. Picture rail. Panelled ceiling. 2 x windows to the rear. Radiator. All enjoys a pleasant outlook over the rear garden. Doorway providing access through to the:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Low level WC with concealed cistern. Large storage cupboard. Wash hand basin with mixer tap and vanity cupboard below. Window to the rear. Radiator. Fully tiled walls. Heated towel rail.

BEDROOM TWO

2 x windows to the front. Radiator. Panelled ceiling. Picture rail.

BEDROOM THREE

Window to the front. Radiator. Panelled ceiling. Picture rail.

BATHROOM

Fitted with a white suite. Panel bath with independent shower above the bath. Pedestal wash hand basin. Low level WC. Radiator. Exposed beamed ceiling. Downlighters. Window to the side. Radiator. Heated towel rail. Part tiled walls.

OUTSIDE

FRONT

There is an area of lawn flanked by mature flower/shrub borders. There is a pathway that provides access to the front door.

PARKING

There is a driveway to the front providing off street parking for three vehicles, one of which is a useful car port. Beyond which there is access to:

SINGLE GARAGE

Up and over door to the front. Power and lighting. Further full width door to the rear providing access to the rear garden.

REAR GARDEN

42.67m length approximately (140'0 length approximately)

A particularly attractive rear garden with a high degree of privacy. Immediately to the rear of the property there is an elevated patio with a low rising brick retaining wall. The area benefits from having an outside tap. The remainder of the garden is mainly laid to lawn with good hedging and various flower/shrub borders and some mature trees. Towards the end of the garden there is a summer house and a wooden garden shed.

COUNCIL TAX

Reigate & Banstead Borough Council BAND G £3,607.37 2022/23

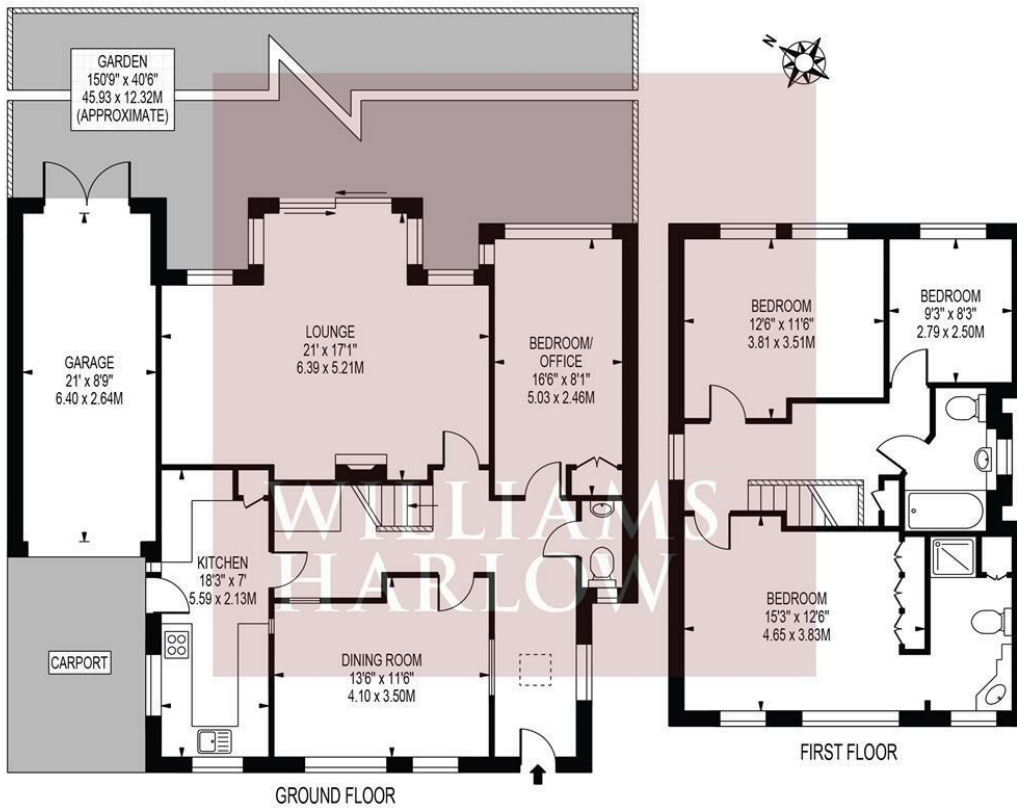


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COLCOCKES ROAD

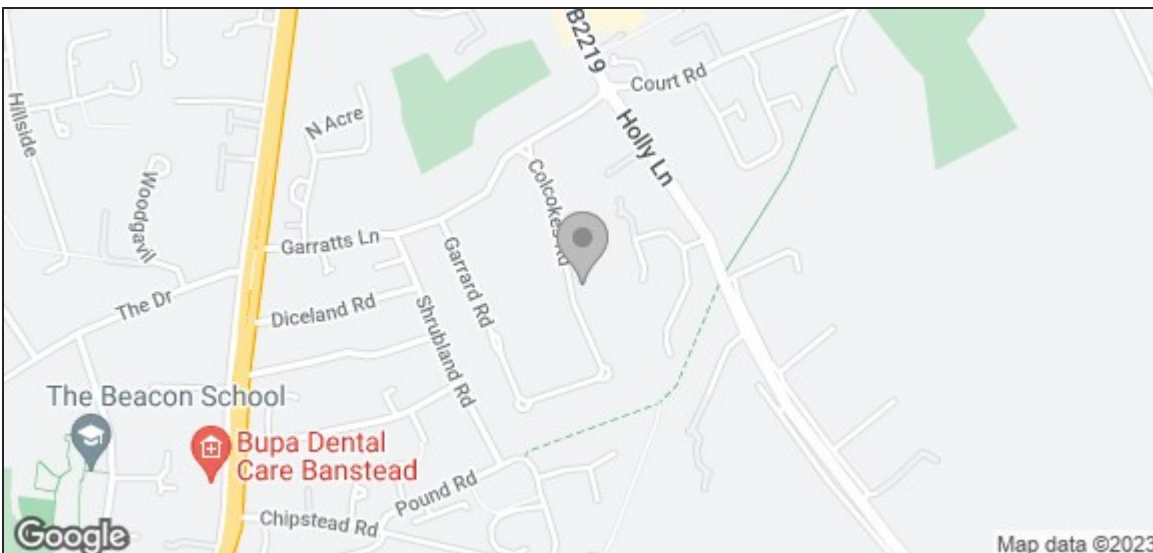
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1546 SQ FT - 143.62 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 182 SQ FT - 16.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	