

**WILLIAMS  
HARLOW**

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## Shrubland Road Banstead, Surrey SM7 2ES

WILLIAMS HARLOW are pleased to offer a Victorian three bedroom turn of the century semi detached house presented in good order and re-decorated, The property offers three bedrooms, two reception rooms, bathroom, kitchen and a sizeable rear garden The property is short walk to Banstead Village High Street. **SOLE AGENTS.**

£525,000 - Freehold



## FRONT DOOR

Giving access to:

## ENTRANCE HALL

Stairs rising to the first floor.

## LOUNGE

4.17m x 3.86m (13'8" x 12'7")

Measured into an attractive bay window to the front with window shutters. Cupboard housing meters. Dado rail. Coving. Radiator. Fireplace feature with inset cast iron fire. Either side there are two built in cupboards with display shelving above with alcove downlights. New fitted carpet.

## DINING ROOM

3.84m x 3.61m (12'7 x 11'10)

Double aspect room with window to side and window to rear. Exposed wooden flooring. Part exposed brick work with fireplace feature with inset log burner. Column style radiator. Understairs storage cupboard. Alcove downlights. Doorway providing access through to:

## RE-FITTED KITCHEN

4.04m x 2.4m (13'3" x 7'10")

Bespoke aluminium fronted units set with wooden work surfaces incorporating a sink with mixer tap. A dual fuel range cooker with five ring gas hob with stainless steel chimney extractor above. Window to side. Part tiled walls. Downlights. Tiled floor. Integral slimline dishwasher. Spaces for washing machine and fridge freezer. Full height cupboard housing the gas central heating boiler. Connecting door to the side. Radiator.

## RE-FITTED BATHROOM

Fitted to a high standard comprising of a white suite with a free standing Claw and Ball bath with period mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Fully enclosed shower cubicle with period valve and attachments. Cast iron column radiator. Fully tiled walls and tiled floor. Wall mounted extractor. Downlights. Windows to side and rear.

## FIRST FLOOR ACCOMMODATION

### BEDROOM ONE

3.86m x 3.35m (12'8 x 11'0)

Window to front. Radiator. Fitted wardrobe. Polished cast iron fireplace feature. Picture rail.

### BEDROOM TWO

3.43m x 3.86m (11'3 x 12'8)

Double aspect window to side and window to rear. Part exposed brick walls. Wooden flooring. Polished cast iron fireplace feature. Downlights. Access to a large overstairs storage cupboard with hanging. Authentic cast iron column radiator. This room inter-connects with:

## BEDROOM THREE

2.9m x 2.44m (9'6" x 8'0")

Window to rear. Column style radiator. Polished cast iron fireplace feature. Downlights. Airing cupboard.

## OUTSIDE

### FRONT

There is a small front garden surrounded by a picket fence, principally laid to pea shingle with various shrub borders. The pathway continues to the side of the property which gives access to the property's front door and via a wooden garden gate to the:

### REAR GARDEN

13.72m length approximately (45'0 length approximately) Immediately to the side of the property there is a paved courtyard laid to granite block benefitting from outside power, outside tap and outside lighting. This gives way to the remainder of the garden which is principally laid to level lawn with attractive flower and shrub borders. Towards the end of the garden there is a good sized wooden garden shed and adjacent brick paved patio area. The garden enjoys westerly aspect.

## COUNCIL TAX

Reigate & Banstead BAND D £2,235.36 2023/24

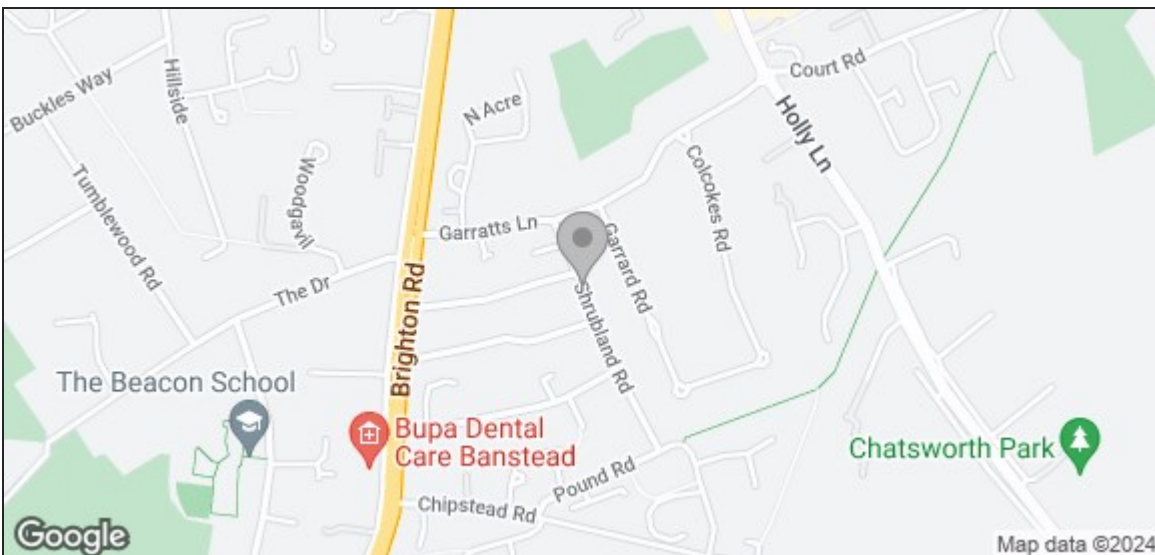


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	