

Warren Mead Banstead, Surrey SM7 1LU

An opportunity to acquire a sympathetically extended 1930's semi detached home located at the head of a popular cul-de-sac with a larger than average SOUTH FACING rear garden, plentiful parking and also garage. The property is marketed in excellent decorative order by the present seller. All is within easy reach of local shops at Epsom Downs, excellent local schools and mainline rail stations. **SOLE AGENTS. VENDOR CURRENTLY SUITED ON END OF CHAIN PROPERTY.**

Asking Price £775,000 - Freehold



FRONT DOOR

Replacement front door under brick arch with outside lighting, giving access through to the:

ENTRANCE HALLWAY

Wood effect flooring. Turn staircase rising to the first floor. Understairs storage cupboard. Radiator. Downlighters. Thermostat for the gas central heating.

SITTING ROOM

Double aspect room with attractive bay window to the front and sliding patio doors to the rear. 2 x radiators. Coving. Fireplace feature with wooden mantle, inset wrought iron hearth with tiles on a slate hearth. Wall lights.

DINING ROOM

Wood effect flooring. Coving. Radiator. Window to the front. Doorway providing access to:

INNER LOBBY

Wood effect flooring. Shelving. From here you can access the:

RE-FITTED DOWNSTAIRS WC

WC. Pedestal wash hand basin with mixer tap. Half height tiling and tiled floor. Obscured glazed window to the side.

FEATURE RE-FITTED KITCHEN/BREAKFAST ROOM

Fitted to a very high standard comprising of Quartz work surfaces incorporating an enamel double Belfast sink with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Fitted oven and grill. Surface mounted four ring induction hob with contemporary extractor above. Integrated appliances of wine cooler, dishwasher and fridge and freezer. A comprehensive range of eye level cupboards with underlighting. Plinth lighting. Part tiled walls. Wood effect flooring. Downlighters. 2 x radiators, one is a full height contemporary radiator. Breakfast area consists of a breakfast bar and additional work surface with cupboards both above and below. The room offers an array of light on the basis there are four windows, two to the side, one to the rear and a full height glazed door which connects to the rear garden.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached by a turn staircase with an attractive balustrade. Downlighters. Access to the loft.

BEDROOM ONE

Window to the rear. Radiator. 2 x ranges of built in wardrobes providing useful hanging and storage. Coving.

BEDROOM TWO

Attractive bay window to the front. 2 x ranges of built in wardrobes providing useful hanging and storage. Radiator. Coving.

BEDROOM THREE

2 x windows to the front. Radiator.

BEDROOM FOUR

Obscured glazed window to the side. Velux window. Run of work surface below which there is space and plumbing for washing machine and tumble dryer. Also eye level cupboards.

RE-FITTED MAIN BATHROOM

Large walk in shower with both hand held and rain shower. Wash hand basin and vanity cupboards below. Low level WC. Radiator. Towel rail. Corner bath with mixer tap and hand held attachment. Tiled walls and floor. 2 x windows to the rear with fitted shutters. Downlighters. Recessed shelving with lighting.

AGENTS NOTE EN-SUITE POTENTIAL

The property does afford the prospective purchaser the opportunity to create an en-suite bathroom to the main rear bedroom utilising the bath area of the bathroom.

OUTSIDE

FRONT

Principally laid to hard standing suitable for parking 2-3 vehicles off street. Raised planter with a mature shrub. Bin storage area. Here you can access the property's front door.

SINGLE DETACHED GARAGE

Electronically controlled roller door to the front. With power and lighting. To the side of which there is a wooden garden gate giving access through to the:

FEATURE REAR GARDEN

The garden is significantly larger than many other properties within the cul-de-sac and comprises of two areas of level lawn. There is a children's play area. Various raised flower/shrub borders and a large expansive decked area to the immediate rear of the property consisting of various levels. Immediately behind the property there is a covered pergola with power and lighting.

AGENTS NOTE

The hot tub and the office in the rear garden are not included in the sale. But maybe available by separate negotiation.

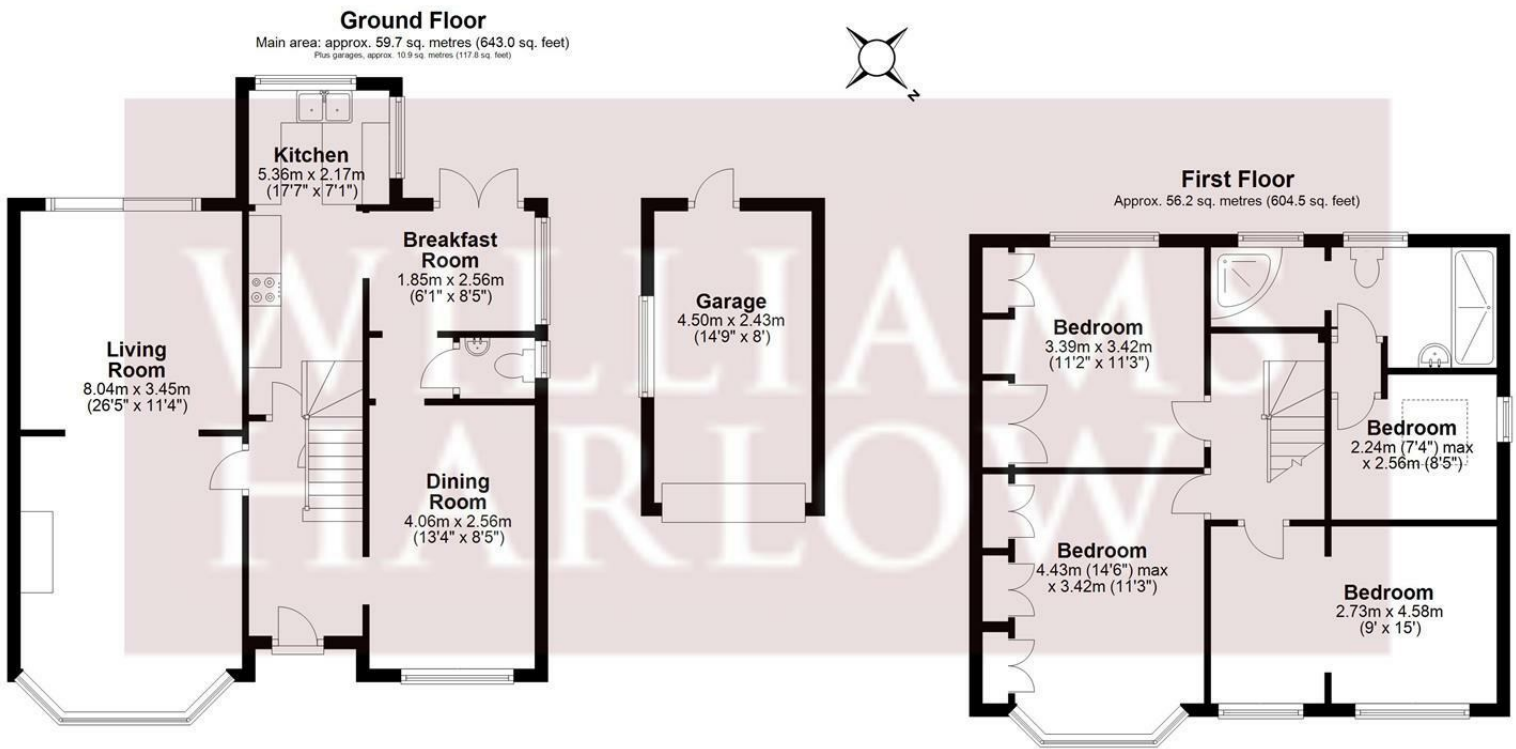
COUNCIL TAX

Reigate & Banstead BAND F £3,228.85 2023/23



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.

WILLIAMS
HARLOW



Main area: Approx. 115.9 sq. metres (1247.5 sq. feet)
Plus garages, approx. 10.9 sq. metres (117.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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		