

## Hillside Banstead, Surrey SM7 1ES

An opportunity to acquire a substantial three bedroom semi detached house with a sizeable plot with plentiful extension potential to the side (STC). The property is ideally situated for good local schools, local shops, offers plentiful parking and attached double garage. SOLE AGENTS. VENDOR SUITED.

£625,000 - Freehold



## FRONT DOOR

Replacement part glazed front door under canopy with outside, giving access through to:

## ENTRANCE HALL

4.22m x 1.98m (13'10 x 6'6)

Stairs rising to the first floor. Understairs storage cupboard. Radiator. Alarm control panel. Time clock and thermostat for the gas central heating. Further large understairs storage cupboard providing useful hanging.

## LOUNGE

4.34m x 3.61m (14'3 x 11'10)

Window to front. Radiator. Fitted shelving. Fireplace feature with inset gas flame effect fire. Opening through to:

## DINING ROOM

3.15m x 2.84m (10'4 x 9'4)

Radiator. Opening through to:

## CONSERVATORY

2.90m x 3.25m (9'6 x 10'8)

Windows to the rear and side enjoying a pleasant outlook over the garden. Double opening french doors to the side.

## KITCHEN

3.48m x 2.95m (11'5 x 9'8)

Well fitted with a modern range of wall and base units comprising of roll edge 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, integral fridge and integral freezer. Fitted oven and grill. Surface mounted four ring induction hob with chimney extractor above. A comprehensive range of eye level cupboards benefitting from under lighting. Window to the rear. Doorway providing access to:

## 'L' SHAPED UTILITY ROOM

3.61m x 3.66m maximum (11'10 x 12'0 maximum)

Concealed radiator. Tiled floor. Window and connecting door to the rear garden. Run of work surface with cupboards and drawers below, above and to the side. Downlighters. Connecting door to the garage.

## DOWNSTAIRS SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and tiled splashback. Obscured glazed window to the side. Radiator. Tiled floor. Downlighters.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase. Window to side. Access to the loft

void. Airing cupboard. The attic is fully boarded and has a Velux window

## BEDROOM ONE

3.81m x 3.61m (12'6 x 11'10)

Window to front. Radiator. Wood effect flooring.

## BEDROOM TWO

3.84m x 2.92m (12'7 x 9'7)

Window to rear. Radiator. Wood effect flooring. Cupboard with shelving.

## BEDROOM THREE

2.59m x 2.69m (8'6 x 8'10)

Window to front. Radiator. Wood effect flooring. Overstairs storage cupboard.

## RE-FITTED BATHROOM

Large panel bath with wall mounted mixer tap and shower. Low level WC. Pedestal wash hand basin with mixer tap. Obscured glazed window to the rear. Fully tiled walls and tiled floor. Heated towel rail. Downlighters.

## OUTSIDE

### FRONT

There is a large front garden principally laid to pea shingle affording parking for up to six vehicles. There is a pathway which provides access to the front door. Flower and shrub borders. There is useful side access to the rear garden and outside lighting.

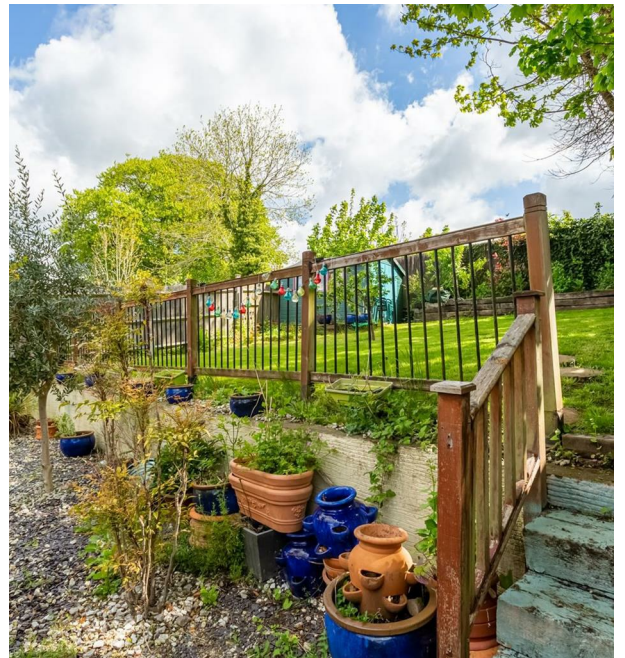
## ATTACHED DOUBLE GARAGE

5.08m x 5.18m midway points (16'8 x 17'0 midway points)

Up and over door to the front. Power and lighting. Connecting door to the utility room.

## REAR GARDEN

Tastefully landscaped by the present owners to provide a deck immediately to the rear of the property benefitting from outside tap and outside lighting. There are steps up to a second area of garden which is laid to stone and slate chippings with ornamental trees. Further steps up to the remainder of the garden which is laid to lawn with flower and shrub borders. Towards the end of the garden there is a wooden garden shed.



**GROUND FLOOR**  
908 sq.ft. (84.3 sq.m.) approx.

**1ST FLOOR**  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL SQ.FT/SQ.M INCLUDES GARAGE

**TOTAL APPROXIMATE FLOOR AREA 1348 SQ.FT. (125.2 SQ.M.)**

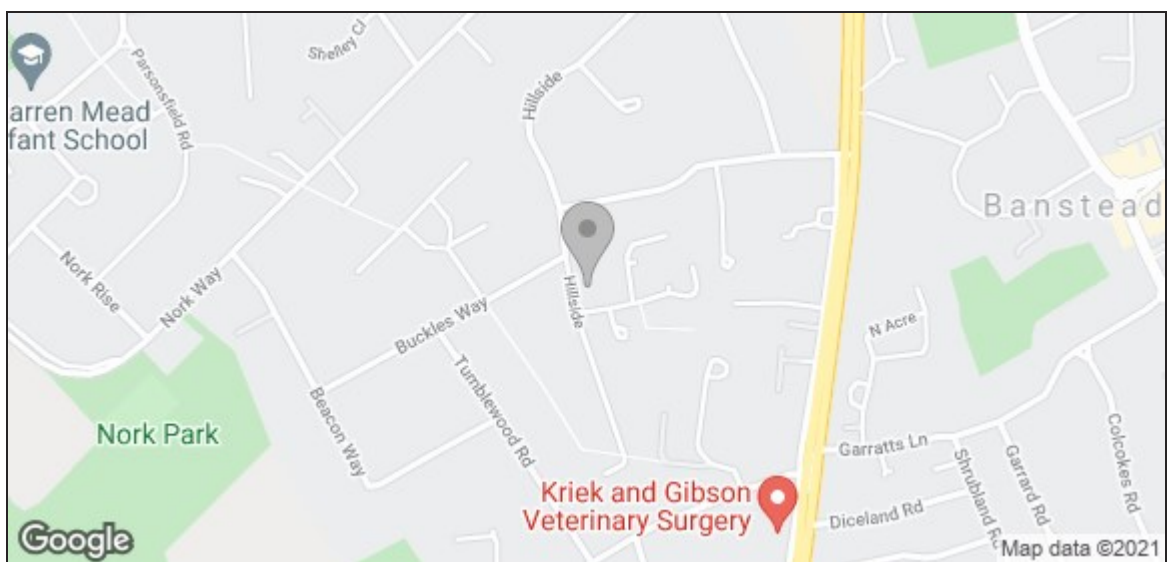
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KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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| Energy Efficiency Rating  |  | Current   | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs                     |  |           |           |
| (92 plus) <b>A</b>  |  |           | <b>82</b> |
| (81-91) <b>B</b>  |  |           |           |
| (69-80) <b>C</b>  |  |           |           |
| (55-68) <b>D</b>  |  | <b>58</b> |           |
| (39-54) <b>E</b>  |  |           |           |
| (21-38) <b>F</b>  |  |           |           |
| (1-20) <b>G</b>   |  |           |           |
| Not energy efficient - higher running costs                     |  |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |  |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |           |           |
| (92 plus) <b>A</b>  |  |           |           |
| (81-91) <b>B</b>  |  |           |           |
| (69-80) <b>C</b>  |  |           |           |
| (55-68) <b>D</b>  |  |           |           |
| (39-54) <b>E</b>  |  |           |           |
| (21-38) <b>F</b>  |  |           |           |
| (1-20) <b>G</b>   |  |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |  |           |           |