



DETACHED HOUSE
SEPARATE ANNEXE
SOUGHT AFTER ROAD

2 DRIVEWAYS
INTEGRAL GARAGE
180' REAR GARDEN

Christies Residential are pleased to offer for sale this detached house with separate annex offering flexible accommodation and an impressive 180' rear garden. Situated in a sought after road within walking distance of Banstead Village the property benefits from double glazing, gas central heating, enclosed porch, large oak panelled hallway, lounge, dining room, kitchen/breakfast room, utility room, downstairs cloakroom, upstairs family bathroom, separate annex with own boiler, living room, fitted kitchen, bedroom & shower room, two driveways, integral garage & impressive 180' (approx.) rear garden.

Holly Lane West, Banstead Village
Surrey, SM7 2BB

£875,000

Enclosed Porch

Via double glazed doors. Doors to garage & separate annexe. Quarry tiled floor.

Spacious Entrance Hall

10.6" X 9.7" (3.23m X 2.96m)

Via oak door. Oak panelled walls. Feature fireplace. Parquet flooring.

Lounge

16.7" X 12.11" (5.09m X 3.69m)

Bay window with French doors to rear garden. Feature fireplace. Parquet flooring.

Dining Room

13.1" X 12.1" (3.99m X 3.69m)

Leaded double glazed bay window. Beamed ceiling.

Fitted Kitchen/Breakfast Room

15.5" X 13.11" (4.72m X 4m)

Double glazed windows & door to rear garden. Range of fitted wall & base units with tiled work surfaces. Built in electric oven & hob with extractor over. Integrated dishwasher. Part tiled walls. Tiled floor.

Utility Room

11.7" X 5.9" (3.57m X 1.8m)

Space & plumbing for washing machine & tumble dryer. Space for fridge/freezer. Wall mounted 'Worcester Bosch' central heating boiler. Tiled floor. Walk in shower cubicle.

Cloakroom

Part tiled walls. matching vanity unit with inset wash hand basin & low level WC.

First Floor Landing

With vaulted skylight.

Bedroom 1

15.9" X 12" (4.85m X 3.66m)

Leaded double glazed window. Range of fitted wardrobes to one wall. Vanity unit with inset wash hand basin.

Bedroom 2

15.9" X 10.9" (4.85m X 3.32m)

Double glazed bay window overlooking rear garden. Range of fitted wardrobes to one wall.

Bedroom 3

11.9" X 9.11" (3.63m X 2.78m)

Leaded double glazed window.

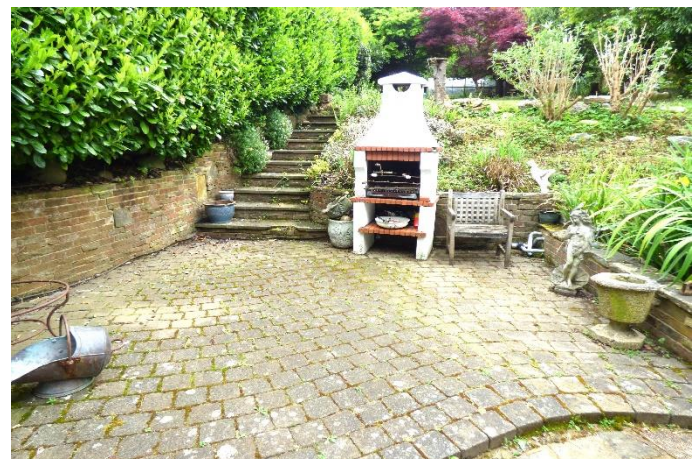
Family Bathroom

9.3" X 8.1" (2.83m X 2.47m)

Double glazed window. Matching suite comprising panel enclosed bath, walk in shower cubicle, vanity unit with inset wash hand basin. Tiled walls. Tiled floor. Heated towel rail.

Separate WC

Leaded double glazed window. Low level WC.



Annex Living Room
19.3" X 10.5" (5.88m X 3.2m)

Double glazed window & door to rear garden. Stairs to upper floor. Wood flooring.

Annex Fitted Kitchen
13.1" X 8.6" (3.99m X 2.62m)

Dual aspect double glazed windows. Range of fitted wall and base units with inset sink. Wall mounted 'Valiant' central heating boiler, Built in electric oven & gas hob with extractor over. Tiled floor. Lobby to:

Annex Bedroom
10.1" X 7.9" (3.08m X 2.41m)

Dual aspect leaded double glazed windows

Annex Shower Room

Matching suite comprising: walk in shower cubicle, wash hand basin & low level WC. Extractor. Heated towel rail. Tiled floor.

Integral Garage
12.1" x 8.1" (3.69m x 2.47m)

Via double doors. Power & light. Personal door to enclosed porch.

Front Garden

Lawned area with flower & shrub borders, Stairs to front. Side gate to rear garden.

Two Driveways

Both paved with off street parking.

Rear Garden
180' (Approx)

Patio area. Decked area. Ornamental pond with attractive water feature. Mainly laid to lawn with mature trees & shrubs, Greenhouse.

Freehold

Council: Reigate and Banstead
Council Tax Band: G





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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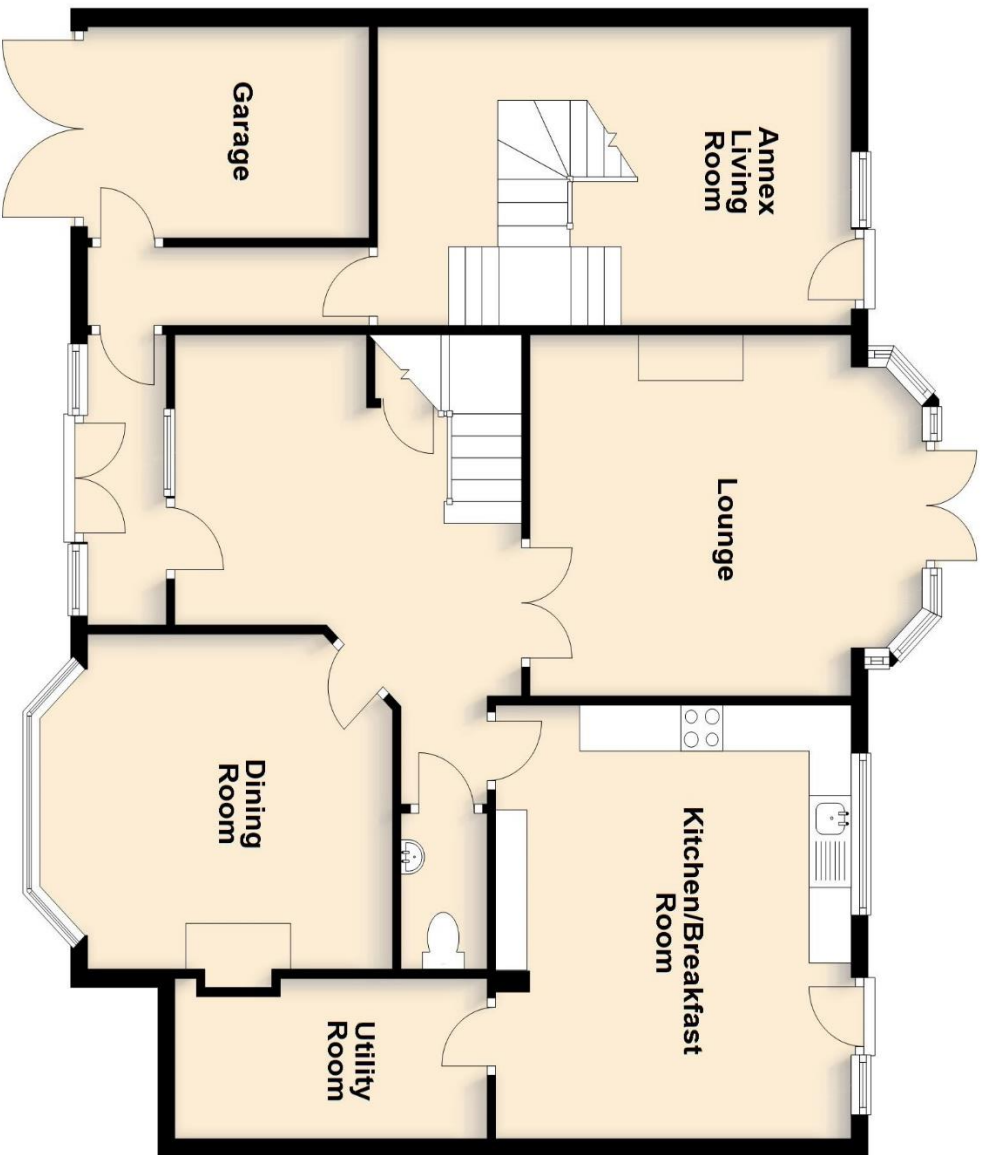
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www.christiesresidential.co.uk

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Ground Floor

Approx. 1200.0 sq. feet



First Floor

Approx. 934.8 sq. feet



Total area: approx. 2134.9 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.