

High Beeches

Banstead, Surrey SM7 1NB

An opportunity to acquire five bedroom detached house located in a cul-de-sac location benefitting from a large westerly aspect garden enjoying a good degree of privacy. The property has a double garage, off street parking, gas central heating and double glazing. There is scope for modernisation, however, the property is sold with the benefit of NO ONWARD CHAIN. SOLE AGENTS

£610,000 - Freehold



FRONT DOOR

Replacement front door under pitch tiled canopy with outside lighting, giving access through to:

ENTRANCE HALL

3.66m x 2.87m (12'0 x 9'5)

Stairs rising to the first floor. 2 x radiators. Wooden flooring. Large understairs storage cupboard. Alarm control panel.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Half height tiling. Tiled floor. Obscured glazed window to the front. Heated towel rail.

SITTING ROOM

7.24m x 3.38m (23'9 x 11'1)

A double aspect room with window to front and sliding patio doors to the rear enjoying a pleasant outlook over the rear garden. 2 x radiators. Thermostat for gas central heating. Opening through to:

DINING ROOM

2.84m x 2.79m (9'4 x 9'2)

Also accessed from the entrance hall. Window to rear. Radiator.

KITCHEN

2.87m x 3.43m (9'5 x 11'3)

Well fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. There is a space for cooker with chimney extractor above and a comprehensive range of eye level cupboards. Space for upright fridge freezer. Part tiled walls and window to rear. Doorway providing access through to:

UTILITY ROOM

3.30m x 2.39m (10'10 x 7'10)

Connecting door to side and window to rear. There are wall and base units with work surfaces incorporating an enamel sink drainer with mixer. There are cupboards and drawers below the work surface and space for various domestic appliances. Floor standing central heating boiler with time clock and switch gear nearby. Eye level cupboards, Radiator. Tiled floor.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Access to loft void with ladder. Radiator. Storage cupboard.

MASTER BEDROOM

5.23m x 2.95m (17'2 x 9'8)

Window to front and side. 2 x radiators. Linen cupboard.

RE-FITTED EN-SUITE BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Heated towel/radiator. Obscured glazed window to rear. Part tiled walls and floor.

BEDROOM TWO

3.23m x 2.95m (10'7 x 9'8)

Window to front. Radiator. Fitted wardrobe.

BEDROOM THREE

3.66m x 2.44m (12'0 x 8'0)

Window to rear. Fitted wardrobe. Radiator.

BEDROOM FOUR

2.95m x 1.91m (9'8 x 6'3)

Window to front. Radiator.

BEDROOM FIVE

3.15m x 1.98m (10'4 x 6'6)

Window to rear. Radiator.

RE-FITTED MAIN BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Heated towel/radiator. Obscured glazed window to rear. Part tiled walls and floor. Mirrored medicine cabinet.

OUTSIDE

FRONT

To the front of the property there is off street parking for two vehicles, an area of lawn and a pathway providing access to the front door. There is a side wooden garden gate providing useful access to the rear garden.

DOUBLE PART INTEGRAL GARAGE

5.72m x 4.98m (18'9 x 16'4)

Accessed via two up and over doors. Power and lighting. Connecting door to side. Meters.

REAR GARDEN

17.37m x 14.48m approximately (57'0 x 47'6 approximately)

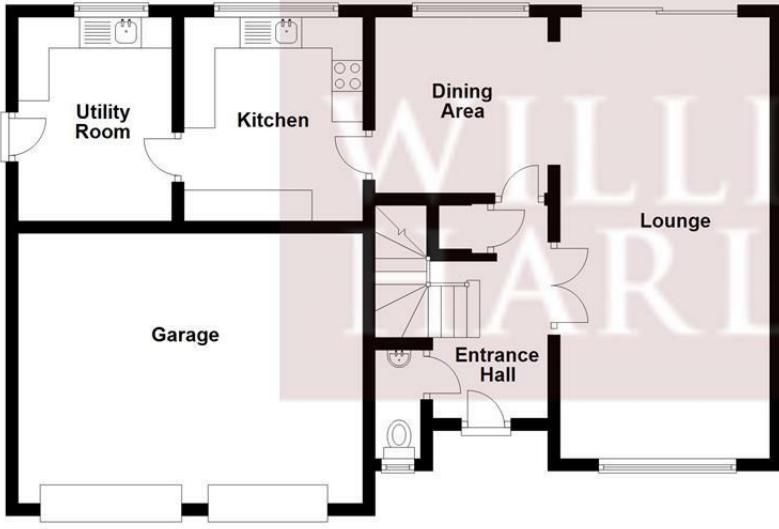
The garden enjoys a westerly aspect. There is a patio immediately to the rear of the sitting room. The remainder of the garden is mainly laid to level lawn with flower/shrub borders and some mature trees. There are two awnings to the rear and the rear garden enjoys a good degree of privacy.





Ground Floor

Approx. 90.2 sq. metres (970.8 sq. feet)



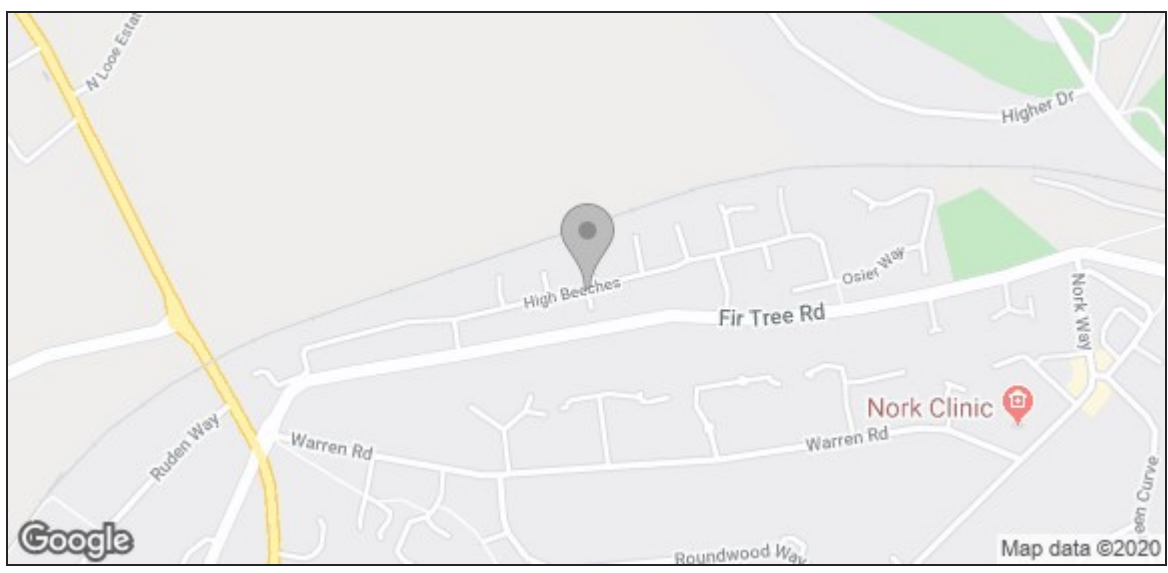
First Floor

Approx. 68.9 sq. metres (741.8 sq. feet)



Total area: approx. 159.1 sq. metres (1712.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	