

WILLIAMS
HARLOW

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Outwood Lane Coulson, Surrey CR5 3ND

An opportunity to acquire a sympathetically and substantially extended semi detached home offering **FOUR BEDROOMS AND FOUR RECEPTION ROOMS**, double garage, plentiful parking and an attractive large landscaped rear garden. All is conveniently located for local shops at Chipstead Station Parade, Chipstead mainline station and excellent local schools.

Offers In Excess Of £750,000 - Freehold



ENTRANCE PORCH

1.85m x 1.07m (6'1 x 3'6)

Part glazed front door giving access to the entrance porch. Quarry tiled floor. Window to front. Giving access to:

FRONT DOOR

Original part glazed front door giving access through to the:

ENTRANCE HALL

3.05m x 4.17m maximum (10'0 x 13'8 maximum)

Stairs rising to the first floor with attractive balustrade. 2 x understairs storage cupboard. Wood effect flooring. Plate rail. Coving. Dado rail.

LIVING ROOM

3.53m x 4.88m (11'7 x 16'0)

Measured into an attractive bay window to the front with window seat. Picture rail. Coving. Storage cupboard with shelving. Concealed radiator.

SITTING ROOM

3.53m x 4.29m (11'7 x 14'1)

Sliding patio doors to the rear. Radiator. Coving. Picture rail. Fireplace feature with wooden surround, wrought iron inner with inset gas flame effect fire.

SNUG

2.90m x 4.11m (9'6 x 13'6)

Wood effect flooring. Coving. Concealed radiator. Opening through to:

CONSERVATORY

3.00m x 7.42m maximum (9'10 x 24'4 maximum)

Under a glazed roof with windows and double opening french doors to the rear all enjoying outlook over the rear garden. Radiator. Wall lights. Wood effect flooring. Storage cupboards with shelving.

KITCHEN/BREAKFAST ROOM

5.59m x 2.95m (18'4 x 9'8)

Well fitted with a range of wood fronted units comprising of roll edge works surfaces incorporating a Corian double sink with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral dishwasher. Range cooker with two ovens, plate warmer, grill and hobs with chimney extractor above. Spaces for upright fridge freezer and microwave. A comprehensive range of eye level cupboards benefitting from underlighting. Exposed beamed ceiling. Downlighters. 2 x windows. Connecting door to the rear. Radiator.

INNER LOBBY

1.24m x 1.30m (4'1 x 4'3)

Connecting door to the garage, connecting door to the snug and connecting door to:

DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin with mixer, tiled splash back and vanity cupboards below. Wall light. Shelving. Wall mounted extractor.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with an attractive balustrade. Window to front. Access to loft void. Cupboard with shelving. Airing cupboard. Coving. Picture rail. Dado rail.

MASTER BEDROOM

5.54m x 5.23m maximum (18'2 x 17'2 maximum)

This room would easily convert into two individual bedrooms or provide en-suite facilities. Full height french doors to the rear. Window to front. Coving. Radiator. 2 x wardrobes. Downlighters.

BEDROOM TWO

4.27m x 3.53m (14'0 x 11'7)

Window to rear. Radiator. Fitted wardrobe. Coving. Built in bedroom furniture comprising of storage cupboards and shelving. Plate rail.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Low level WC. Wash hand basin with vanity cupboards below. Fully tiled. Obscured glazed window to the rear. Radiator.

BEDROOM THREE

4.42m x 3.48m (14'6 x 11'5)

Window to front. Radiator. Fitted wardrobe. Coving. Picture rail.

BEDROOM FOUR

3.20m x 2.54m (10'6 x 8'4)

Coving. Picture rail. Fitted wardrobe. Window to rear. Radiator.

LARGE BATHROOM

Coloured suite comprising of a panel corner bath with mixer tap and shower attachment. There is an independent shower above the bath. Wash hand basin with mixer tap and vanity cupboards below. Low level WC. 2 x obscured glazed windows to the front. Downlighters. Coving. Towel rail.

OUTSIDE

FRONT

The front of the property is mainly hard landscaped to provide off street parking for approximately 6 cars. Here you can access the property's front door. There are various flower/shrub borders.

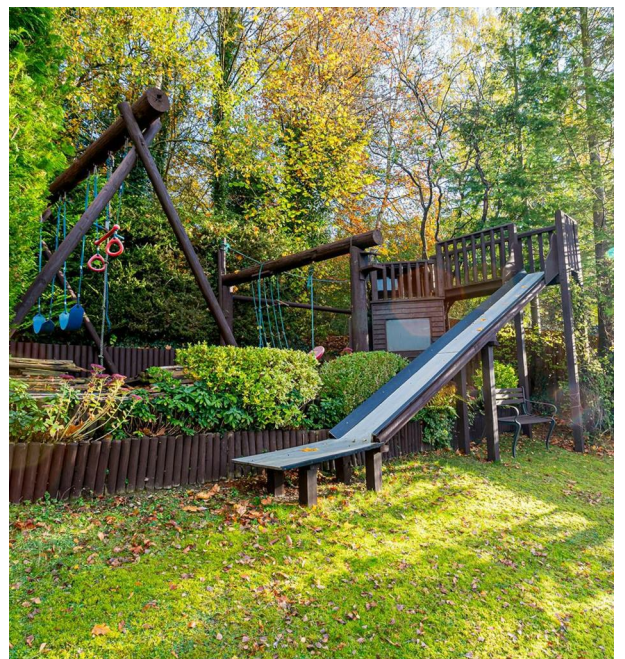
DOUBLE GARAGE

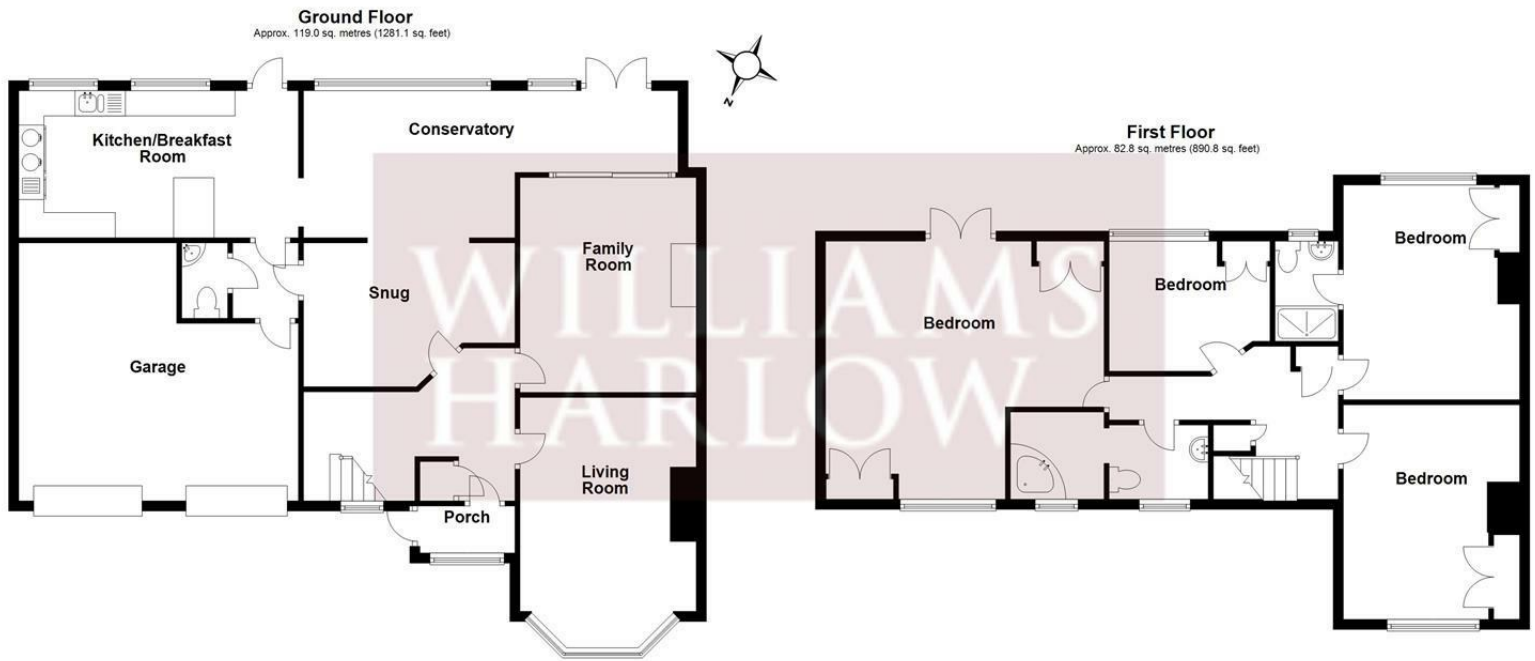
5.38m x 5.51m (17'8 x 18'1)

Accessed via two up and over doors to the front. Power and lighting. Storage shelving. Space for washing machine. Wall mounted gas central heating boiler. Radiator.

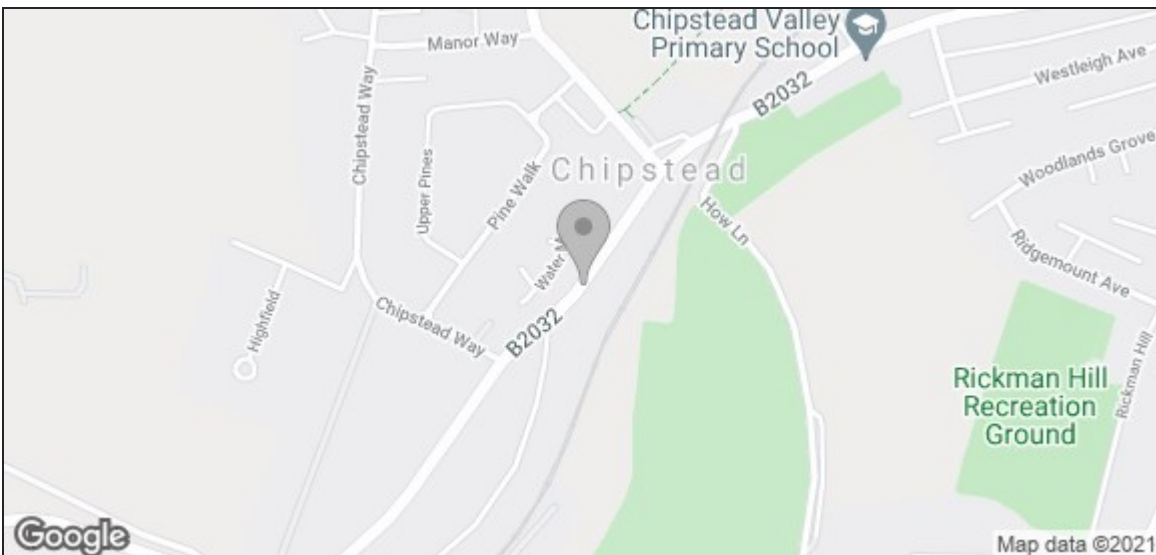
REAR GARDEN

Accessed via side passage part of which is covered to the side of property. There is a patio expanding the immediately rear width of the property benefitting from outside power and both hot and cold water supply alongside lighting. There are steps up to an area of lawn of which there is a good sized workshop with power and lighting. Here there are various raised flower/shrub borders with a sloped pathway providing access to the remainder of the garden which is laid to lawn with attractive flower/shrub borders and some mature trees. Wooden garden shed and childrens playhouse which incorporates swing and slide. The garden enjoys a good degree of privacy.





Total area: approx. 201.8 sq. metres (2171.9 sq. feet)



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