

WILLIAMS
HARLOW

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Upper Pines Banstead, Surrey SM7 3PU

An opportunity to acquire a detached bungalow which has been subject to an extended lounge and a rear conservatory. The property benefits from a sizeable garden affording a good degree of privacy, a detached garage, parking and is located in a Cul-De-Sac position. NO ONWARD CHAIN. SOLE AGENTS

£510,000 - Freehold



FRONT DOOR

Original front door with leaded light windows either side under a recess canopy with outside light, giving access through to:

ENTRANCE HALLWAY

5.64m x 2.67m maximum (18'6 x 8'9 maximum)

Radiator, coving and wall lights. Access to loft void. Cupboard housing meters and circuit breakers. Thermostat for the gas central heating.

'L' SHAPED LOUNGE/DINING ROOM

5.49m x 5.97m (18'0 x 19'7)

Window to rear. Sliding patio doors to the rear. Coving. 2 x radiators.

CONSERVATORY

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

With windows to three sides and centrally positioned double opening french doors to the rear. All of which has a fine outlook over the rear garden. Wall lights. 2 x radiators.

KITCHEN

Fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel 1 1/2 bowl sink drainer with mixer tap. Cupboards and drawers below the work surface and space for various domestic appliances. Eye level cupboards. Wall mounted gas central heating boiler with time clock and switch gear nearby. Part tiled walls. Radiator. Tile effect flooring. Coving. Window to rear. Doorway providing access through to:

COVERED SIDE LOBBY

0.84m x 3.12m (2'9 x 10'3)

With connecting doors to both front and rear.

BEDROOM

4.80m x 3.35m (15'9 x 11'0)

Various built in bedroom furniture comprising of dressing table, chest of drawers, cupboards and wardrobes. Window to front. Radiator. Coving.

BEDROOM

3.35m x 3.99m (11'0 x 13'1)

Window to front. Exposed wooden flooring. Radiator. Coving.

BATHROOM

Coloured suite. Panel bath with grab rails. Pedestal wash hand basin. Obscured glazed window to the rear. Airing cupboard. Radiator. Wall mounted electric heater.

SEPARATE WC

Low level WC. Obscured glazed window to the side. Exposed wooden flooring.

OUTSIDE

FRONT

There is a provision for off street parking for two vehicles. The pathway from the drive gives access to the property's front door. The remainder of the garden is mainly laid to level lawn with a low rise brick retaining wall marking the front boundary, behind which there are well stocked shrub borders.

ATTACHED GARAGE

2.46m x 5.23m (8'1 x 17'2)

Access via up and over door to the front. Power and lighting. Connecting door and window to the side.

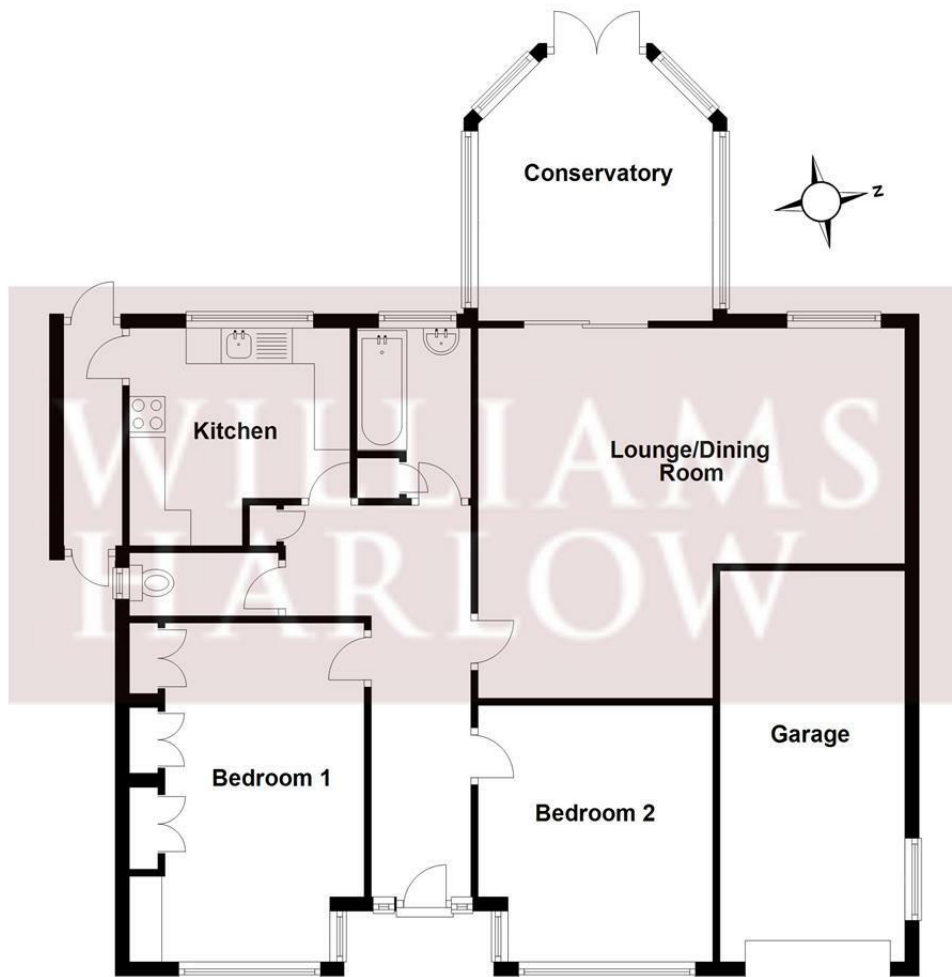
REAR GARDEN

There is a patio immediately to the rear with a connecting pathway providing access to the side area and rear of garage. The remainder of the garden is mainly laid to lawn in two tiered areas with flower/shrub borders and mature fruit trees. The garden also benefits from having an outside tap.



Ground Floor

Approx. 97.6 sq. metres (1050.2 sq. feet)



Total area: approx. 97.6 sq. metres (1050.2 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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(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			