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## Manor Way Banstead, Surrey SM7 3PN

An opportunity to acquire a deceptively spacious **FOUR BEDROOM** home with accommodation arranged over three floors with two bathrooms, two parking spaces and double garage to the rear. The property is ideally situated for excellent local schools and local shops alongside mainline rail services from both Woodmansterne and Chipstead stations.  
**SOLE AGENTS**

Asking Price £525,000 - Freehold



## ENTRANCE PORCH

1.65m x 0.76m (5'5 x 2'6)

Accessed via double opening glazed doors. Giving access to:

## FRONT DOOR

Part glazed door with full height window to the side, giving access through to:

## ENTRANCE HALLWAY

3.78m x 1.65m (12'5 x 5'5)

Stairs to the first floor. Wood effect flooring. Understairs storage cupboard. Coving. Downlighters. Hive heating control.

## DINING ROOM

3.28m x 3.66m (10'9 x 12'0)

Double opening french doors with further windows above enjoying a pleasant outlook over the rear garden. Concealed radiator. Coving. Wood effect flooring, opening through to:

## LOUNGE

3.43m x 3.78m (11'3 x 12'5)

Attractive bay window to the front. Fireplace feature. Coving. Wall lights.

## KITCHEN

1.78m x 3.23m (5'10 x 10'7)

Well fitted with a modern range of wall and base units comprising high gloss roll edge work surfaces incorporating sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with wine rack. Space for washing machine. Fitted oven and grill. Surface mounted four ring gas hob with chimney extractor above. Integral fridge and integral freezer. A comprehensive range of eye level cabinets and display shelving. Downlighters. Window to the rear. Part tiled walls and tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase. Stairs rising to the second floor. Downlighters.

### BEDROOM TWO

3.43m x 3.35m (11'3 x 11'0)

Measurement taken into a comprehensive range of fitted wardrobes. Window to the front. Radiator. Coving.

### BEDROOM THREE

3.30m x 3.23m (10'10 x 10'7)

Window to the rear. Radiator. Cupboard housing the central heating boiler. Coving.

## BEDROOM FOUR

2.54m x 2.13m (8'4 x 7'0)

Window to front. Radiator. Coving.

## RE-FITTED BATHROOM

White suite. Panel bath with mixer tap, shower attachment and glass shower screen. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Mirror. Obscured glazed window to the rear with fitted blinds. Fully tiled walls and tiled floor. Downlighters. Heated towel rail.

## SECOND FLOOR ACCOMMODATION

### LANDING

Velux window to the front. Downlighters.

### MASTER BEDROOM

4.60m x 3.28m (15'1 x 10'9)

Full height windows to the rear. Double opening central full height glazed doors to a glass Juliet balcony with fine outlook over the rear garden. 2 x velux windows to the front. Downlighters. Access to eaves storage.

### EN-SUITE

Large walk in shower. Wash hand basin with mixer tap and vanity drawers below. Low level WC. Obscured glazed window to the rear. Downlighters. Ceiling speaker. Tiled floor. Part tiled wall. Ceiling mounted extractor. Heated towel rail.

## OUTSIDE

### FRONT

Principally laid to pea shingle suitable for parking two vehicles off street. Here you can access the property's front door.

### REAR GARDEN

5.74m x 17.98m approximately (18'10 x 59'0 approximately)

With a raised deck immediately to the rear of the property benefitting from outside power, outside lighting and outside tap. There is an attractive balustrade and steps leading down to the remainder of the garden which is principally lawned with flower and shrub borders and mature cherry tree. There is a pathway to the side of the garden which is illuminated and gives access to the:

### DOUBLE GARAGE

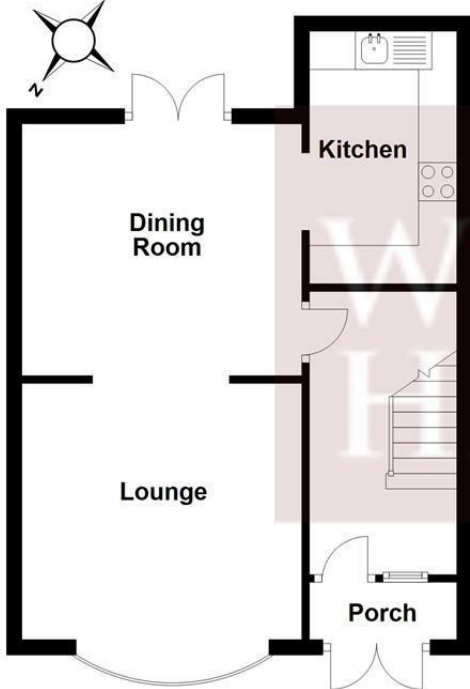
5.87m x 5.56m (19'3 x 18'3)

Electric operated roller door to the front. Power and lighting. Connecting door and window to the rear.



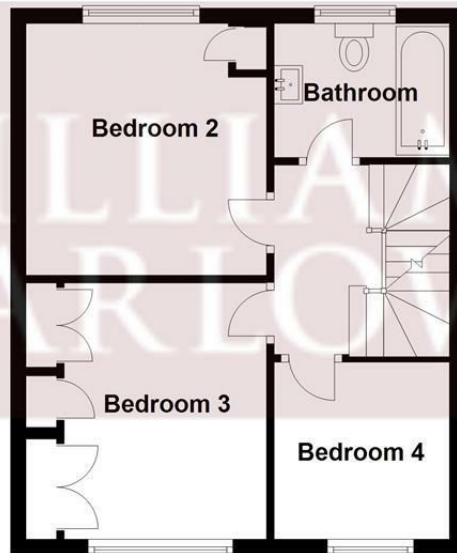
**Ground Floor**

Approx. 40.8 sq. metres (439.1 sq. feet)



**First Floor**

Approx. 37.5 sq. metres (403.4 sq. feet)



**Second Floor**

Approx. 25.3 sq. metres (271.8 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 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			
(81-91) B			79
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			