

Highdown Mews Banstead, Surrey SM7 1AX

A modern home with deceptively spacious accommodation arranged over three floors offering FOUR bedrooms, THREE bathrooms, large lounge/dining room and fully fitted kitchen breakfast room. To the rear there is a Southerly aspect rear garden, allocated parking nearby and visitors spaces. **SOLE AGENTS. VENDOR CURRENTLY SUITED ON AN END OF CHAIN PROPERTY.**

Offers In Excess Of £615,000 - Freehold



FRONT DOOR

Replacement part glazed front door under pitch tiled canopy with outside light, giving access through to the:

ENTRANCE HALLWAY

4.06m x 2.06m (13'4 x 6'9)

Stairs rising to the first floor with attractive balustrade. Coving. Downlighters. Radiator. Alarm control panel. Wood effect flooring.

DOWNSTAIRS WC

Low level WC. Corner mounted pedestal wash hand basin with mixer tap. Obscured glazed window to the front. Half height tiling. Tiled floor. Radiator. Coving.

KITCHEN/BREAKFAST ROOM

2.59m x 3.89m (8'6 x 12'9)

Well fitted with a high quality range of wall and base units comprising of granite work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral washing machine, integral dishwasher, integral wine cooler, fitted oven and grill with microwave above, integral fridge and freezer. Full height larder cupboard. A comprehensive range of eye level cupboards benefitting from underlighting and in-built DVD player. Cupboard housing the gas central heating boiler (fitted approximately 2 years ago). Breakfast bar with further eye level cupboards above. Downlighters. Coving. Part tiled walls and tiled floor. Radiator.

LOUNGE/DINING ROOM

6.50m x 4.83m maximum (21'4 x 15'10 maximum)

Double opening french doors to the rear. Large understairs storage cupboard. Downlighters. Coving. Further windows to the side and rear enjoying a pleasant outlook over the rear garden and electric velux window to the roof. Coving. 2 x radiators. Wood effect flooring. Wall light.

FIRST FLOOR ACCOMMODATION

LANDING

Turn staircase rising to the second floor. Radiator. Coving. Downlighters.

BEDROOM TWO

3.81m x 2.64m (12'6 x 8'8)

Coving. Window to rear. Radiator. Cupboard housing insulated pressurized cylinder. Connecting door to bedroom four.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and tiled floor. Downlighters. Coving. Ceiling mounted extractor. Heated towel rail.

BEDROOM THREE

2.64m x 3.05m (8'8 x 10'0)

Window to front. Radiator. Fitted wardrobes. Coving.

BEDROOM FOUR

2.59m x 2.01m (8'6 x 6'7)

Measurement includes a range of built in wardrobes providing useful hanging and storage. Window to rear. Radiator. Coving. The room is currently used by the present owners as a dressing room but would easily convert to a bedroom.

BATHROOM

White suite. Panel bath with mixer tap and independent shower above the bath with glass shower screen. Wash hand basin with mixer tap and vanity cupboards below. Low level WC. Fully tiled walls and tiled floor. Coving. Downlighters. Ceiling mounted extractor. Heated towel rail.

SECOND FLOOR ACCOMMODATION

Reached by a turn staircase with obscured glazed window to the side.

MASTER BEDROOM

5.89m x 4.72m maximum (19'4 x 15'6 maximum)

Window to rear. Velux window to the front. Access to eaves storage. Downlighters. Radiator. A comprehensive range of built in bedroom furniture comprising of fitted wardrobes, work station and chest of drawers.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Velux window to the front. Low level WC. Wash hand basin with mixer tap. Part tiled walls and tiled floor. Heated towel rail. Downlighters. Ceiling mounted extractor. Shaver point and illuminated mirror.

OUTSIDE

FRONT

There is an area of lawn with various flower/shrub borders and a pathway providing access to the front door. The pathway continues to the side of the property which gives useful access to the:

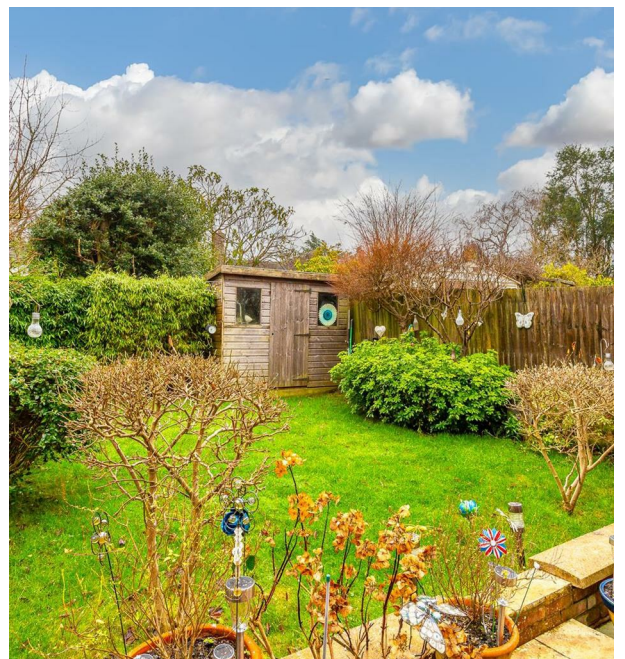
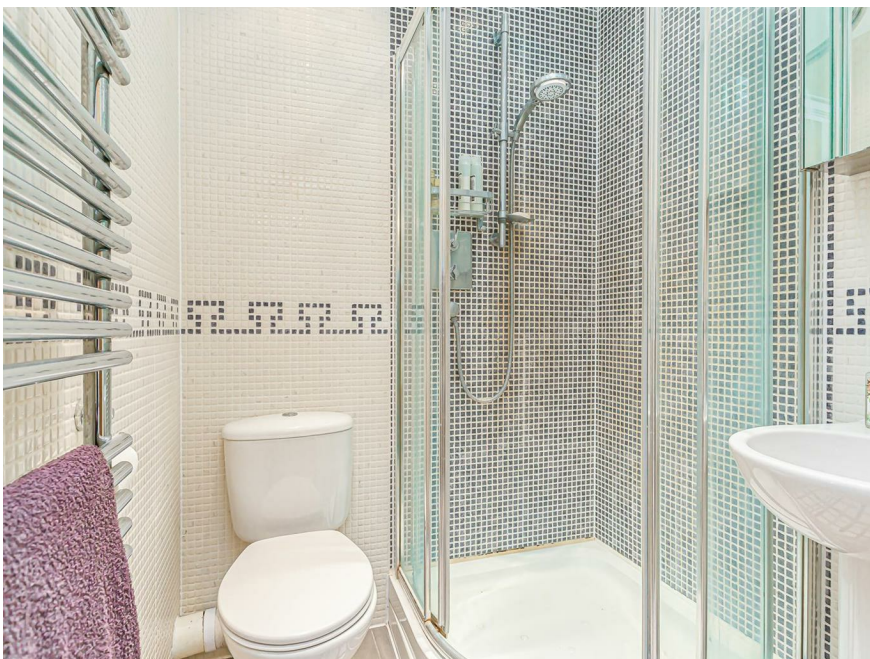
SOUTHERLY ASPECT REAR GARDEN

11.58m length approximately (38'0 length approximately)

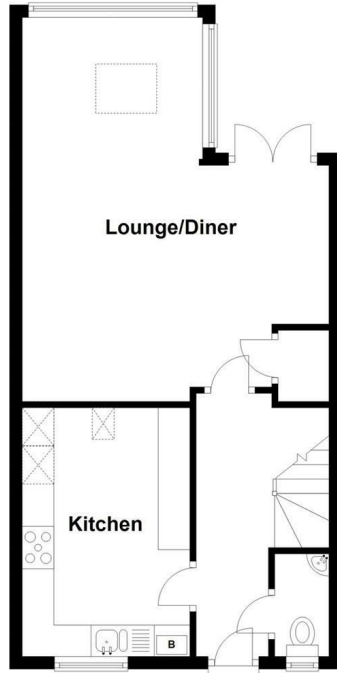
There is a well laid patio immediately to the rear of the property benefitting from outside power, tap and light. There is a low rise step which provides access to the remainder of the garden which is principally laid to lawn with attractive flower/shrub borders. The garden enjoys a good a degree of privacy. Towards the end of the garden there is a wooden garden shed.

PARKING

There is one allocated parking space with security post and visitors parking is available on site.

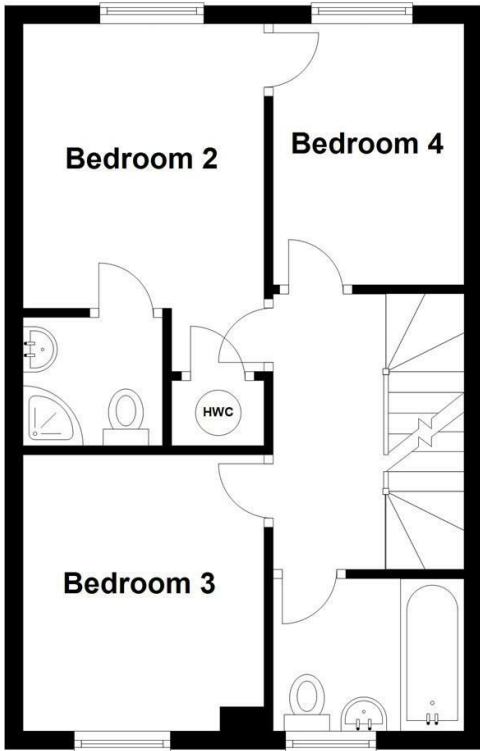


Ground Floor
Approx. 44.5 sq. metres (479.4 sq. feet)

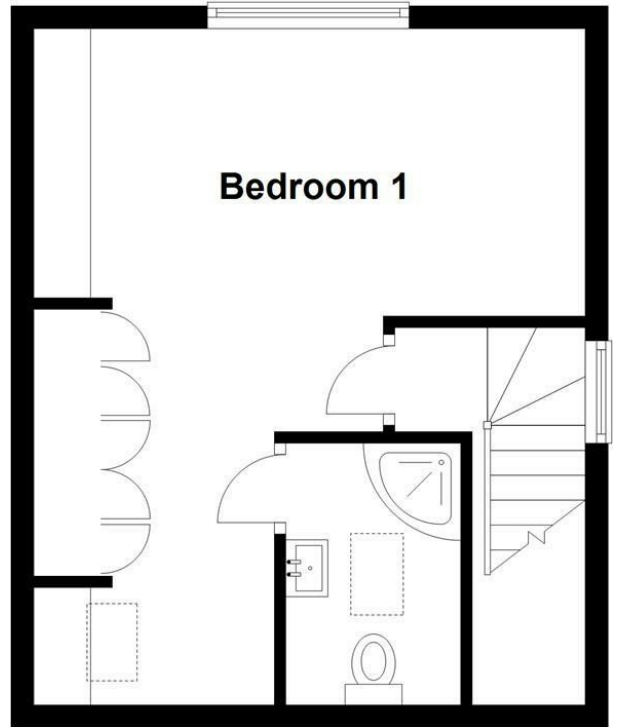


**WILLIAMS
HARLOW**

First Floor
Approx. 37.8 sq. metres (407.2 sq. feet)



Second Floor
Approx. 28.9 sq. metres (310.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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