



Burgh Wood, Banstead, Surrey SM7 1EP  
Asking Price £1,000,000 - Freehold



**WILLIAMS  
HARLOW**



An opportunity to acquire a substantial 4/5 bedroom detached property with plentiful parking, attractive rear garden plot extending to 147ft approximately, sympathetic extension to rear and views to London. The property is located conveniently for local amenities and good local schools. All is presented to a very high standard by the present owners and an internal inspection is highly recommended. SOLE AGENTS

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	76

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			
England & Wales		EU Directive 2002/91/EC	



## FRONT DOOR

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

## ENTRANCE PORCH

1.65m x 1.73m (5'5 x 5'8)

Tiled flooring. Windows to either side. Lighting. Further front door giving access to:

## INNER ENTRANCE HALLWAY

3.20m x 3.76m (10'6 x 12'4)

Stairs rising to the first floor. Concealed radiator. Wood effect flooring. 2 x windows to front. Large understairs storage cupboard.

## DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Half height tiling. Continuation of the wood effect flooring.

## LOUNGE

4.75m x 4.60m (15'7 x 15'1)

Measured into an attractive bay window to the front. Recessed illuminated shelving. Coving. Radiator. Inglenook recess.

## KITCHEN/FAMILY ROOM

6.48m x 6.71m (21'3 x 22'0)

The kitchen area comprises of a contemporary kitchen with a large central island with sink and four ring induction hob. There are a comprehensive range of cupboards and drawers below the work surface which also incorporates a dishwasher. Plinth lighting. The remainder of the kitchen is mainly full height cupboards incorporating two ovens, microwave oven, integral fridge and integral freezer. Recess lighting, coving and downlighters. Wood effect flooring and window to rear. This opens through to the Family Area where there are sliding doors enjoying a pleasant outlook over the rear garden. Downlighters. Coving. Radiator. Continuation of the wood effect flooring.

## SHOWER ROOM/UTILITY ROOM

2.49m x 2.59m (8'2 x 8'6)

Work surface under which there is space for two domestic appliances. Full height cupboards. Eye level cupboards. Velux window to the side. Obscured glazed window to side. Wall mounted radiator. Wash hand basin with mixer tap and vanity cupboards below. Fully enclosed shower cubicle.

## FAMILY ROOM/BEDROOM FIVE

4.95m x 2.57m (16'3 x 8'5)

Double aspect with window to front and side. Concealed radiator. Wood effect flooring. Access to loft void. Coving. Cupboard housing the circuit breakers.

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Reached by a turn staircase with window to side. Access to loft void.

### MASTER BEDROOM

3.96m x 4.57m (13'0 x 15'0)

The room is of double aspect with bay window to front with fine outlook and two further windows to side. Concealed radiators. Built in of bedroom furniture comprising of fitted wardrobes, drawers and storage cupboards. From here there is a further staircase which gives way to the:

### SECOND FLOOR EN-SUITE BATHROOM/DRESSING ROOM

Two velux windows, one to the rear and one to the side. Various built in fitted furniture providing useful hanging and storage. Contemporary wash hand basin with mixer and vanity drawer below. Low level WC with concealed cistern. Free standing bath with floor standing mixer tap and shower attachment. Part tiled walls and tiled floor. Wall mounted extractor.

### BEDROOM TWO

2.97m x 3.18m (9'9 x 10'5)

Window to rear and window to side. Coving. Radiator.

### BEDROOM THREE

2.74m x 2.74m (9'0 x 9'0)

Window to front. Coving. Radiator.

### BEDROOM FOUR

2.44m x 2.13m (8'0 x 7'0)

Window to rear. Radiator. Coving.

### BATHROOM

White suite. Panel bath with wall mounted mixer. There is also an independent rain shower and hand held attachment. Window to side. 2 x

obscured glazed windows to the side. Fitted unit comprising of a low level WC, and wash hand basin with mixer tap with vanity drawers and cupboards below. Part tiled walls, tiled floor, coving and downlighters. Heated towel rail. Recess shelving.

## OUTSIDE

### FRONT

The front of the property has been tastefully landscaped by the present owners which comprises of a driveway laid to stone chippings suitable for parking 3-4 vehicles off street. The remainder of the garden is laid to lawn finished with flower and shrub borders. There is useful side access to a generous side area which is ideal for storage and gives way to the:

### REAR GARDEN

45 length approximately (147'7" length approximately)

There is an elevated patio immediately to the rear of the property expanding the rear width of the property which benefits from outside lighting. The first area of the garden is laid to level lawn surrounded by a post and rail fence with ornamental conifers. From here there are steps down to the remainder of the garden which is laid to a further area of lawn with a central patio feature. The garden enjoys a good degree of privacy and from the first level enjoys good views to London.

### OUTDOOR STORE/OFFICE

3.07m x 5.49m (10'1 x 18'0)

Window to front. Sliding patio doors to the side. There is power and lighting. This would easily convert to either office accommodation, gym or garden store.



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,

SM7 2NH

[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

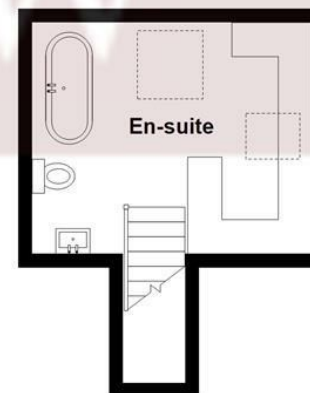
### First Floor

Approx. 51.8 sq. metres (557.0 sq. feet)



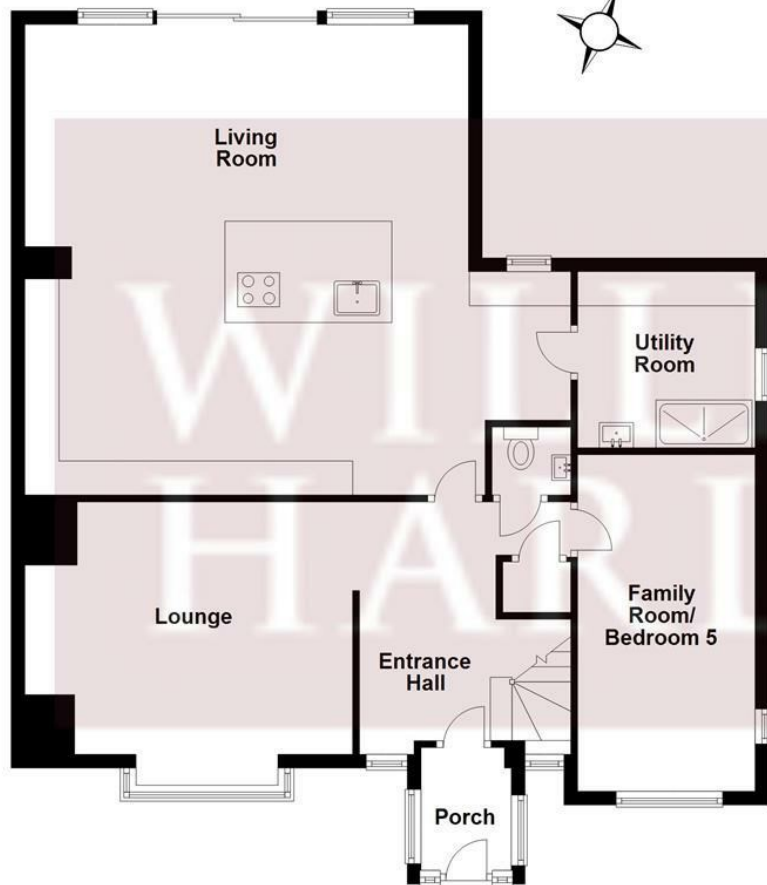
### Second Floor

Approx. 15.6 sq. metres (168.3 sq. feet)



### Ground Floor

Approx. 102.6 sq. metres (1104.1 sq. feet)



Total area: approx. 170.0 sq. metres (1829.4 sq. feet)

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

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