



Great Ellshams, Banstead, Surrey
Offers In Excess Of £800,000 - Freehold



**WILLIAMS
HARLOW**











WILLIAMS HARLOW OF BANSTEAD ARE DELIGHTED TO OFFER this FOUR bedroom detached house with THREE reception rooms on a corner plot located in this popular cul-de-sac within an easy walk of Banstead Village High Street. There is a double garage, parking for two cars and an excellent standard of kitchen. There is also gardens to the front, side and rear and a re-fitted en-suite to the master bedroom. We are pleased to advise there is NO ONWARD CHAIN and the property is ready to view now

ENTRANCE PORCH

Part glazed door. Tiled floor. Downlighter. Giving access to the:

FRONT DOOR

Part glazed front door, giving access through to:

ENTRANCE HALL

Stairs rising to the first floor with attractive balustrade. Understairs storage cupboard. Coving. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Radiator. Obscured glazed window to the front. Coving. Downlighter. Tiled floor.

LIVING ROOM

2 sets of sliding patio doors to the rear. Wooden flooring. 2 x radiators. Coving. Further window to the side. Fireplace feature with an inset gas flame effect fire with wooden mantle above. Double opening glazed doors giving access through to:

DINING AREA

Continuation of the matching wooden flooring. Radiator. Double opening french doors to the rear. Recess shelving. Coving. Downlighters. Opening through to the:

KITCHEN

A range of wall and base units comprising of work surfaces incorporating a one and a half bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral slimline dishwasher. Fitted oven and grill. Surface mounted four ring halogen hob with extractor above. Space for upright fridge freezer. A comprehensive range of eye level cupboards benefitting from underlighting. Breakfast bar. Part tiled walls. Windows to front and side. Downlighters. Opening through to the:

BREAKFAST AREA

A range of eye level display cabinets. Window to the side. Continuation of wooden floorng. Radiator. Downlighters.

SIDE LOBBY

Tiled floor. Part glazed door to the side. Downlighters.

UTILITY ROOM

Run of work surfaces under which there are spaces for two domestic appliances. Stainless steel sink drainer with mixer tap. Various other built in cupboards. One cupboard houses the gas central heating boiler. Space for a further upright fridge freezer. Radiator. Tiled floor. Further window to the side. Part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase. Access to loft void with ladder. Window to the side. Linen cupboard. Downlighters. Coving.

MASTER BEDROOM

Fitted wardrobes providing useful hanging and storage. Coving. Downlighters. Window to the front. Radiator. Door giving access to the:

RE-FITTED SHOWER ROOM

Large walk in shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity drawers/cupboards below. Obscured glazed window to the front. Fully tiled walls and tiled floor. Downlighters. Shaver light.

BEDROOM TWO

Fitted wardrobe. Window to the front. Radiator. Coving.

BEDROOM THREE

Window to rear. Radiator. Coving. Fitted wardrobe.

BEDROOM FOUR

Window to rear. Radiator. Coving. Fitted wardrobe.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Fully tiled walls. Downlighters. Obscured glazed window to the front. Heated towel rail. Tiled floor.

OUTSIDE

FRONT

The property occupies a corner plot position. There is a pathway that provides access to the front door with steps down from the road way with wrought iron balustrade. There is a patio to the front of the property and an area of lawn flanked by mature flower/shrub borders. Wrought iron gate which gives access to the side area.

PARKING

Off street parking available for two vehicles.

DOUBLE PART INTEGRAL GARAGE

Electronically controlled door to the front. Power and lighting. Connecting door providing rear access.

SIDE AREA

Pathway that connects to the side lobby. Steps up to an area of lawn flanked by mature flower/shrub borders. Outside tap and outside lighting. This gives way to the:

REAR GARDEN

Expansive patio to the side of the property benefitting from an outside tap. The garden is mainly laid to level lawn flanked by mature flower/shrub borders and mature trees. The garden enjoys a good degree of privacy. To the other side of the property behind the garage, there is a further patio area.

COUNCIL TAX

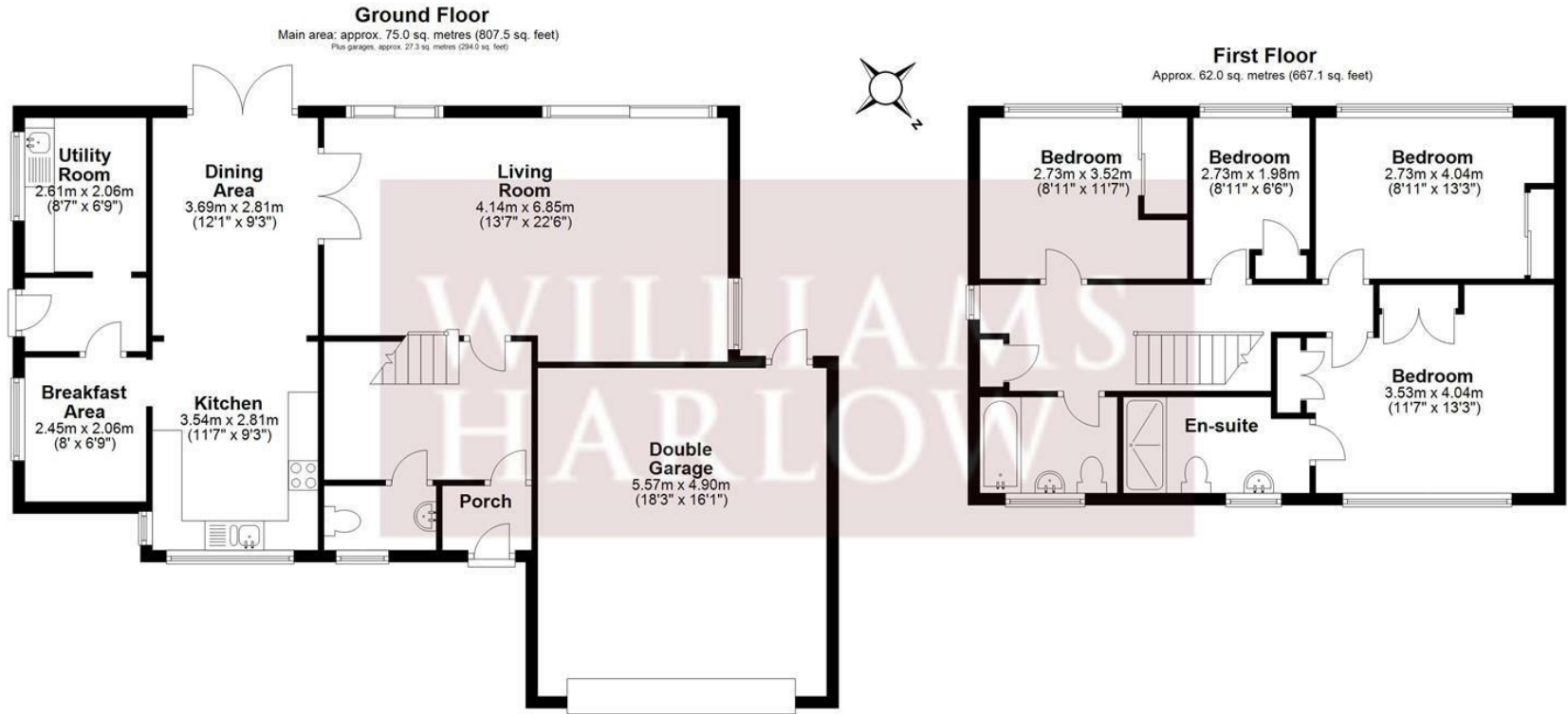
Reigate & Banstead Borough Council BAND G £3,607.37 2022/23

AI ENHANCEMENT

Some "Virtually Staged" or "AI-Enhancements" are shown within this listing please contact us for further details if anything is unclear



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(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