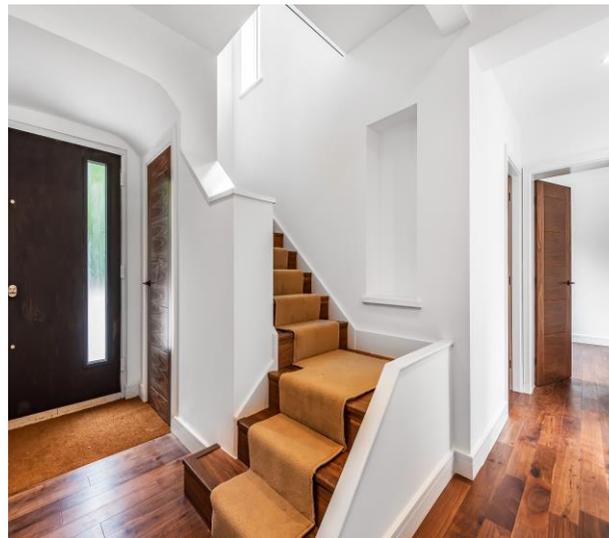




Fir Tree Road, Banstead, Surrey, SM7 1NQ
Guide Price £1,150,000

"Simply Beautiful" Offered with NO ONWARD CHAIN is this stunning 4 bedroom detached family home. Having recently undergone an extensive refurbishment offering the new owners modern flexible living including a fitted kitchen, featuring marble work surfaces, fitted appliances and feature fire along with 4 bedrooms including a luxury en-suite bathroom to the principle bedroom. Furthermore lies a sizeable annexe providing 2 large reception/bedrooms along with a modern shower room. Through the large 5 meter bi fold doors sits a wonderful south facing rear garden with a large summer house for entertaining. Internal viewing is a must to appreciate what this home has to offer.



- *No Onward Chain
- *Recently Refurbished to a High Standard
- *Gated Off Street Parking
- *Principle Bedroom with Stunning En-Suite

Front Door

Entrance Hallway

Walnut engineered flooring, stairs to 1st floor landing, door to under stairs storage cupboard, radiator, double glazed door to garden access, wall mounted thermostat, door to:

Downstairs W/C

White 2 piece suite comprising low level w/c, wall mounted wash hand basin with storage below, black heated towel radiator, double glazed window to front aspect, Amtico walnut flooring.

Reception 1

Double glazed 5 meter bi fold doors to garden access, double glazed window to side aspect, large roof lantern, 2 radiators, feature electric fire, walnut engineered flooring, open to:

Kitchen/Diner

Modern range of wall mounted units with matching cupboards and drawers below, under counter lighting, inset stainless steel sink, marble work surfaces, integrated 'Neff' oven and combi oven microwave, 'Neff' 5 ring electric hob with extractor above, integrated fridge/freezer, integrated dishwasher, island with waterfall marble work surfaces, cupboards below, door to boiler cupboard housing gas meter and 'Vaillant' boiler, 2 radiator's, double glazed window to front aspect, double glazed doors to garden access, walnut engineered flooring.

Stairs to 1st Floor Landing

Double glazed dual aspect windows to front and side, carpeted, wall mounted thermostat, glass balustrade, loft access, door to:

Bedroom 1

Double glazed window to front aspect, radiator, TV and ariel points, carpeted, feature ceiling mood lighting, glass door leading to:

En Suite

Modern 4 piece suite comprising contemporary bath with Saneux fittings, floating w/c, large sink with vanity, free

standing shower with hand shower attachment. black heated towel rail, dual aspect double glazed windows to rear and side, Amtico walnut flooring,

Office

Double glazed window to rear aspect, carpeted, radiator.

Bedroom 2

Double glazed dual aspect windows to side and rear, carpeted, radiator.

Bedroom 3

Double glazed dual aspect window to side and rear, carpeted, radiator.

Bedroom 4

Double glazed dual aspect windows to side and front, carpeted, radiator.

Bathroom

Modern 3 piece suite comprising tile enclosed bath with overhead and hand shower, low level w/c, wash hand basin with storage below, black heated towel rail, double glazed window to front aspect, Amtico walnut flooring.

Annexe

Reception

Double glazed dual aspect windows to front and side, radiator, walnut engineered flooring, door to:

Inner Hallway

Double glazed window to side aspect, door to:

Shower Room

Modern 3 piece suite comprising free standing shower with overhead attachment and hand shower, low level w/c, wash hand basin with storage below, Amtico walnut flooring.

Bedroom/Reception Room

Dual aspect double glazed windows to side and rear, double glazed doors to garden access, radiator, walnut engineered flooring.

Garden

South facing fence enclosed garden, paved patio area, large lawn area, steps down to artificial grass games area, summer house, outside socket.

Summer House

Housing bar and entertaining area.

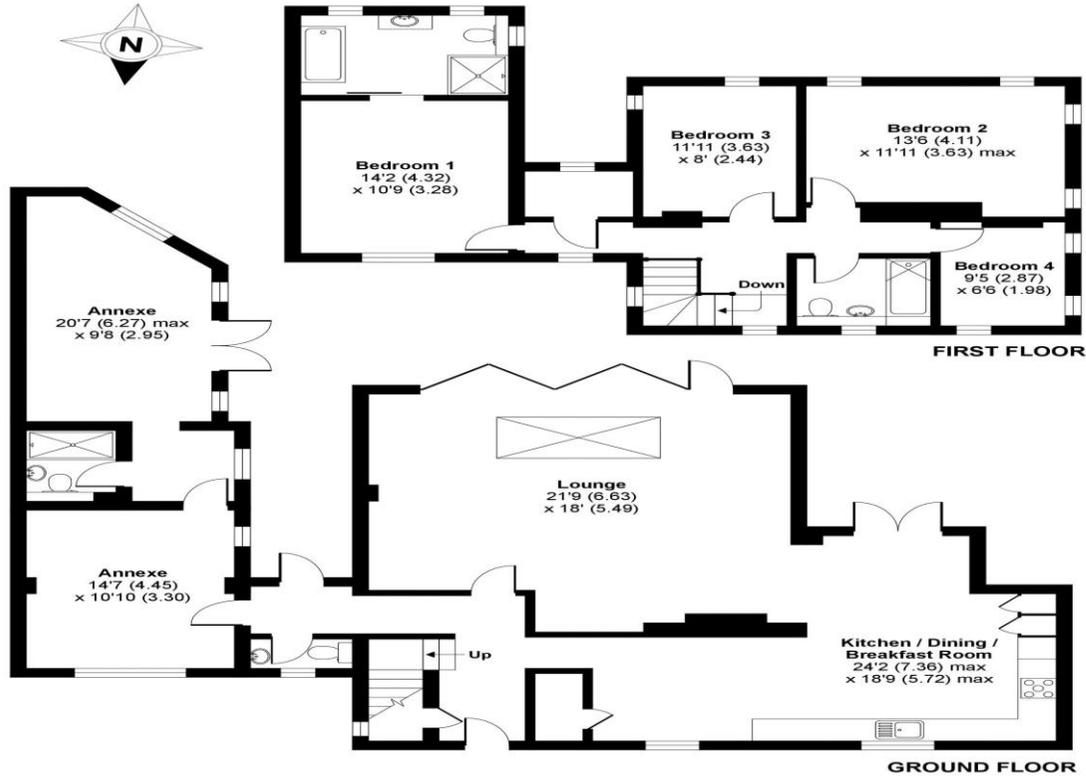
Front

Gated front providing off street parking for several cars.



Fir Tree Road, Banstead, SM7

Approximate Area = 2184 sq ft / 202.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 750094

Council Tax - F
Local Authority: London Borough of Sutton
Tenure - Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

