



12 Heath Close, Banstead, SM7 3QU

Offers over £1,000,000



WH WATSON HOMES
Estate Agents

12 Heath Close, Banstead, SM7 3QU

Overview

Nestled in the desirable cul-de-sac of Heath Close, Banstead, this beautifully presented detached family residence offers an exceptional living experience. With four spacious bedrooms and three inviting reception rooms, this home is perfect for families seeking both comfort and style.

The heart of the home is the impressive kitchen/breakfast room, providing a wonderful space for family gatherings and culinary adventures. The property boasts two well-appointed bathrooms plus a downstairs wc, ensuring convenience for all family members and guests.

Outside, the landscaped garden offers a tranquil retreat, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, the property has plenty of parking.

With gas central heating and double glazing throughout, this home combines modern efficiency with classic charm. Located on the fringe of the village towards Banstead Downs, residents will appreciate the peaceful surroundings while still being within easy reach of local amenities and transport links. The property is conveniently located for several highly regarded primary and secondary schools.

This residence is not just a house; it is a place where cherished memories can be made. Do not miss the opportunity to make this stunning property your new home.

12 Heath Close, Banstead, SM7 3QU

Accommodation

Obscure UPVC double glazed doors to..
Entrance porch
Tiled flooring, glazed windows to side aspects.

Ornate arts & crafts wooden front door to..
Spacious entrance hall
Solid wood flooring, double panel radiator, double glazed window to front aspect, under stairs storage cupboard, coved ceiling, wall mounted entry phone.

Lounge
Double glazed windows to front and rear aspects and door leading to garden, gas fireplace with tiled surround and wooden mantelpiece, coved ceiling, solid wood flooring, two double panel radiators.

Dining room
Double glazed Bay window to rear aspect, solid wood flooring, gas fireplace with tiled surround and wooden mantelpiece piece, double panel radiator, coved ceiling, serving hatch.

Kitchen breakfast room
Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid “Franke” sink and chrome mixer tap, inlaid induction hob with “Neff” oven/grill/microwave at side, space for tall standing fridge/freezer, integrated dishwasher, tiled flooring, two double panelled radiators, obscure UPVC double glazed windows to side aspect, extractor fan, double wooden doors leading to..

Conservatory
UPVC double glazed windows to side and rear aspects, double panel radiator, tiled flooring, UPVC double glazed doors leading to garden.

Utility room
Fitted wall unit with roll top work surface below space and plumbing for washing machine and tumble dryer, tiled flooring, built-in storage units, access to..

Office
UPVC double glazed windows to side and front aspects, tiled flooring, fitted storage cupboards and shelving, double panel radiator.

Downstairs WC
Consisting of low-level flush WC, wash handbasin with chrome mixer tap and storage cupboard below, heated towel rail, extractor fan, tiled flooring, tiled walls.

Stairs to 1st floor landing
UPVC double glazed windows to front aspect, single panel radiator, coved ceiling, loft access, airing cupboard.

Main bedroom
Double glazed window to rear aspect, double panel radiator, fitted wardrobe with sliding doors.

En suite shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand bowl basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled flooring, single panel radiator, double glazed window to front aspect.

Bedroom two
Double glazed bay window to rear aspect, double panel radiator.

Bedroom three
Double glazed window to front aspect, single panel radiator, fitted storage cupboard with shelving, picture rail.

Bedroom four
Double glazed window to rear aspect, picture rail, single panel radiator.

Bathroom
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, tiled flooring, part tiled walls, single panel radiator, obscure double glazed window to side aspect.

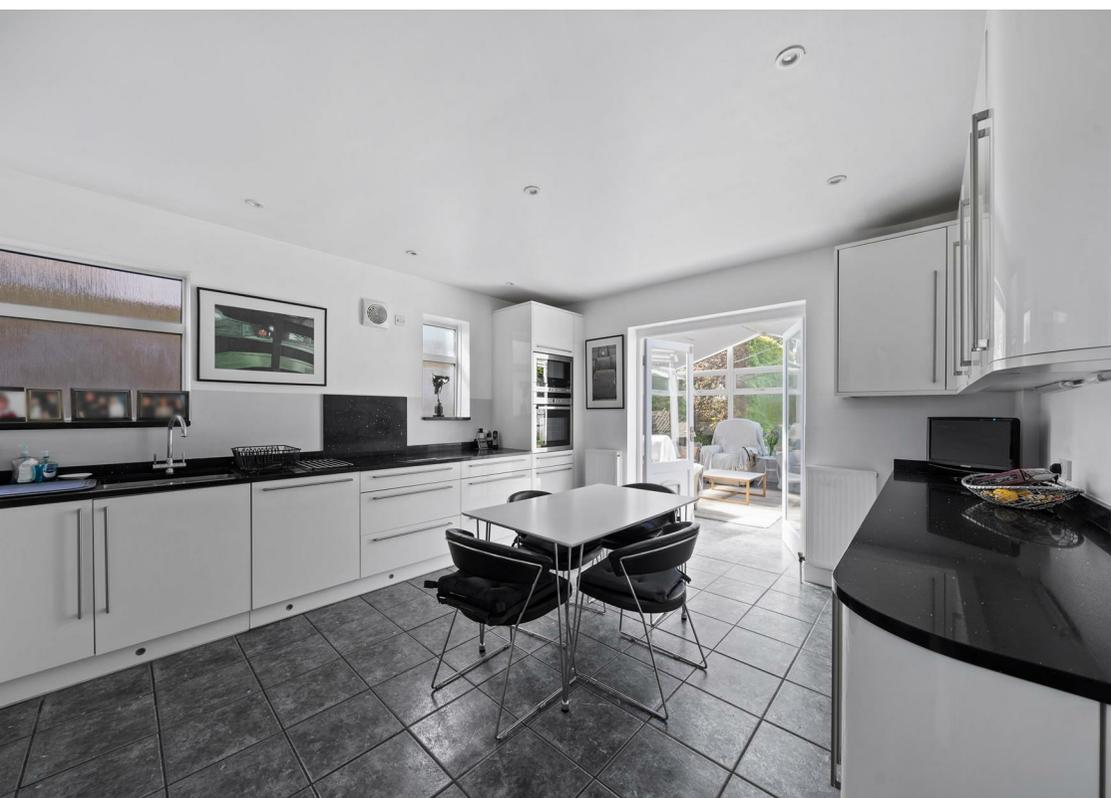
Separate WC
Consisting of low-level flush WC, tiled flooring, obscure double glazed window to side aspect.

Rear garden (South Westerly aspect)
Approximately 80ft
Large paved patio area leading to lawn section with mature shrubs and flower beds bordering, garden shed, fence enclosed, rear gated access leading directly on to Banstead Heath, outside tap, gated side access.

Front
Paved driveway providing off street parking for two vehicles with further sheltered carport, lawn areas at side with footpath leading to front and hedge border.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

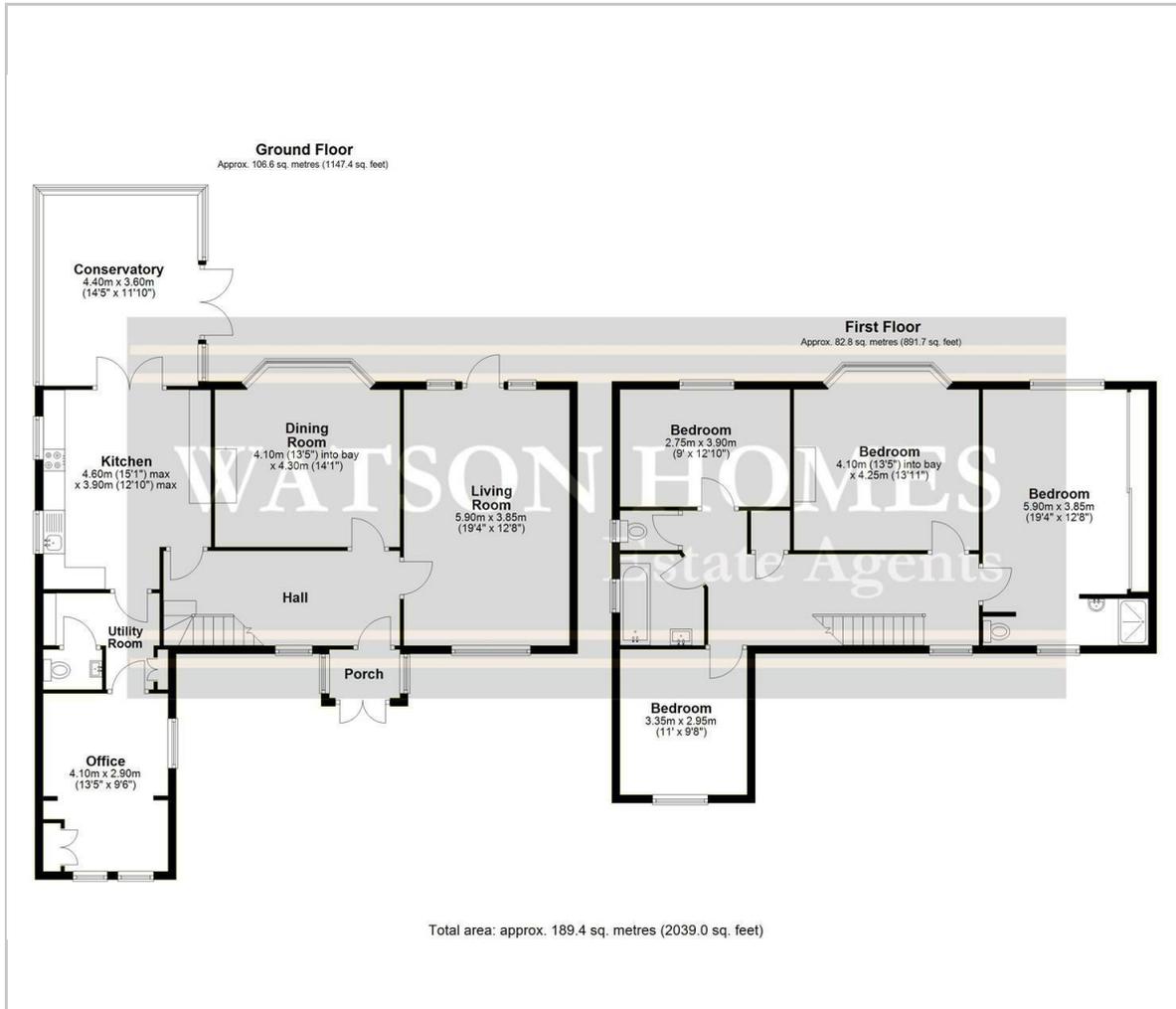








Floor Plan

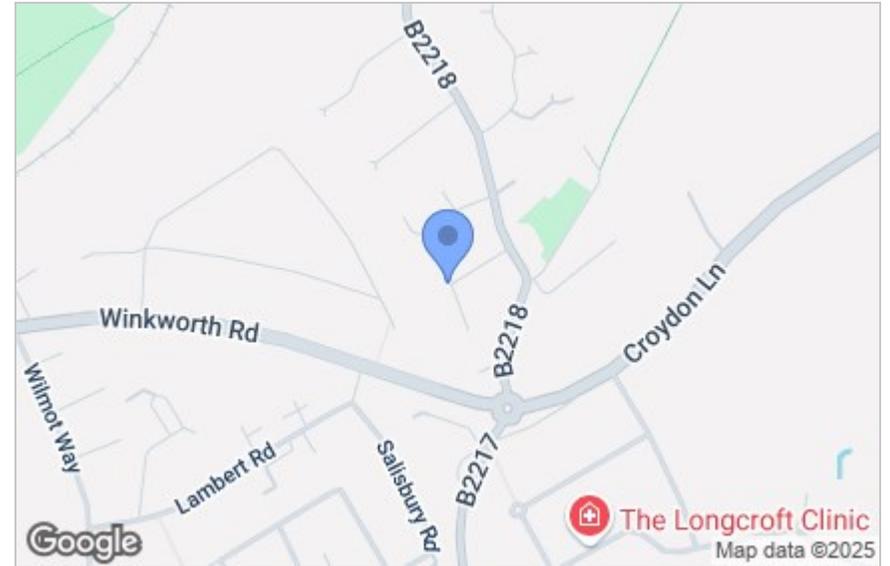


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

