




HENLEY HOMES

1a Sycamore Rise | Banstead
Surrey | |



Henley Homes are delighted to bring to the market this immaculately presented detached family home in a highly desirable part of Banstead. This four double bedroom property is close to highly regarded schools and within walking distance to Banstead train station and local amenities. On the ground floor this light and bright property comprises of a spacious entrance hall, two large reception rooms, rear aspect kitchen, large utility room, cloakroom and two garages. Upstairs there are four bedrooms, all double and two bathrooms, one of them being en-suite to bedroom one. Outside is a spacious rear and front garden with off street parking for two cars. The low maintenance rear garden has a large patio area, mature plants and a striped lawn.

Entrance Hall 16' 8" x 10' 3" (5.08m x 3.12m)

Cloakroom

Rear aspect, wood effect laminate flooring, low level WC, wash hand basin on pedestal, tiled splash back.

Kitchen 14' 8" x 11' 8" (4.47m x 3.55m)

Rear aspect, wood effect laminate flooring, integrated fridge/freezer, integrated electric double oven, high and low level storage, 1 1/2 sinks, integrated dishwasher, gas hob with extractor hood.

Utility room 9' 3" x 8' 1" (2.82m x 2.46m)

Rear aspect, door leading into garden, space for washing machine and tumble dryer. sink, high and low level storage, wood effect laminate flooring.





Dining Room 11' 6" x 11' 3" (3.50m x 3.43m)
Rear aspect, patio doors leading to garden.

Sitting Room 16' 10" x 14' 2" (5.13m x 4.31m)
Front aspect, feature fireplace with wood surround.



Bedroom 1 15' 6" x 14' 5" (4.72m x 4.39m)

Front aspect, built-in wardrobes with hanging space and shelves.

En-suite 9' 0" x 4' 10" (2.74m x 1.47m)

Side aspect, wood effect laminate flooring, part tiled walls, low level WC, wash hand basin on pedestal, heated towel rail, shower cubicle with power shower and separate hand held attachment.

Bedroom 2 13' 0" x 11' 2" (3.96m x 3.40m)

Front aspect, built in wardrobes.

Bedroom 3 12' 9" x 10' 4" (3.88m x 3.15m)

Rear aspect, built in wardrobes.

Bedroom 4 10' 4" x 10' 2" (3.15m x 3.10m)

Rear aspect, storage cupboard.





Bathroom 7' 4" x 7' 4" (2.23m x 2.23m)
Rear aspect, low level WC, heated towel rail, wood effect laminate flooring, wash hand basin on pedestal, bath with hand held attachment. part tiled walls.



Garage 1 17' 9" x 88' 0" (5.41m x 26.80m)

Garage 2 15' 7" x 8' 4" (4.75m x 2.54m)

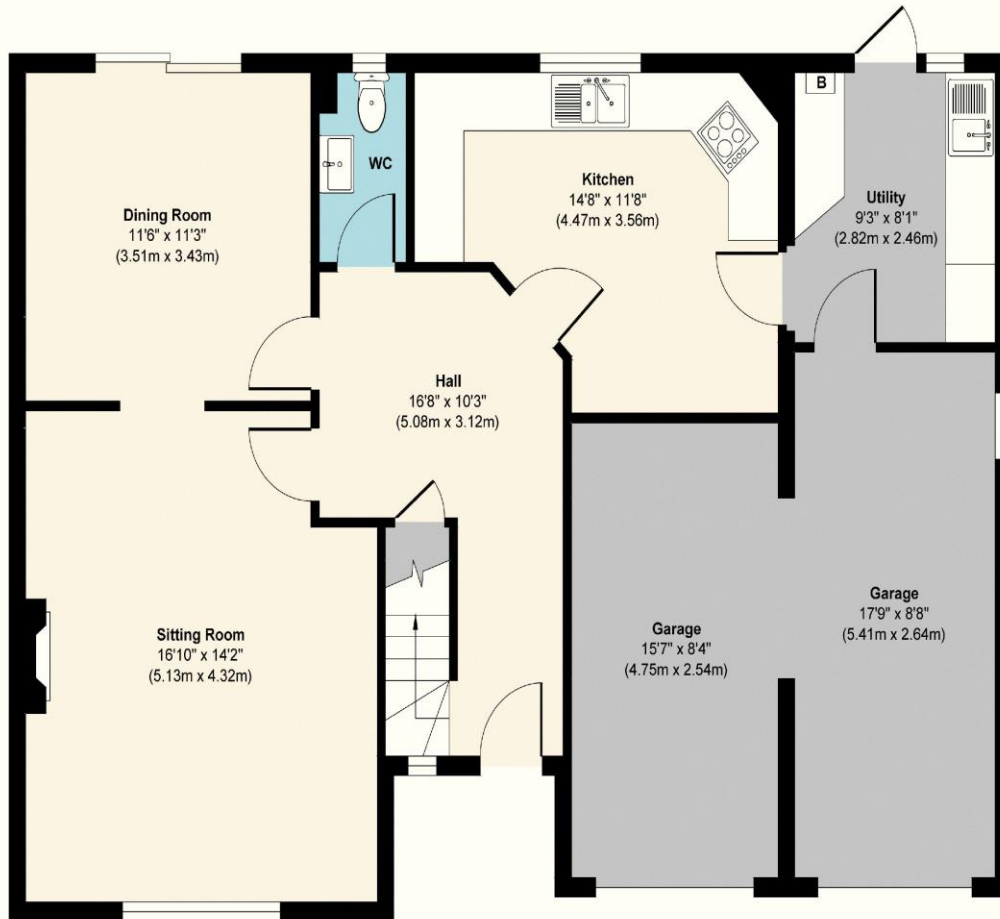
Garden 140' 0" x 60' 0" (42.64m x 18.27m)

NOTE ... measuring at the maximum length 140' and
shortest length 67'.

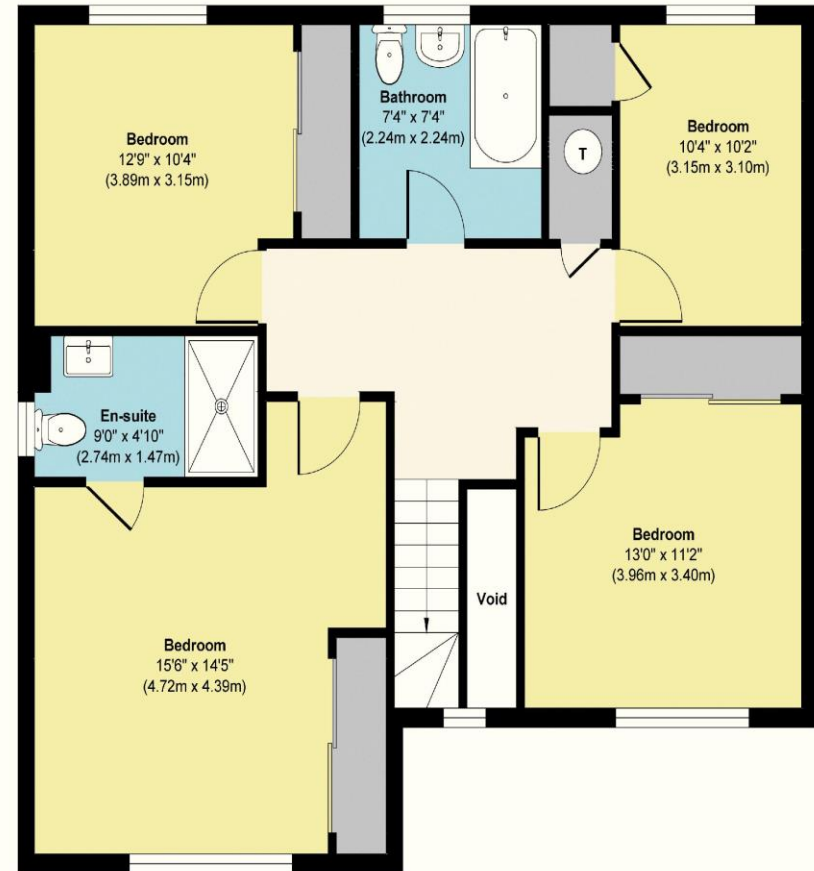




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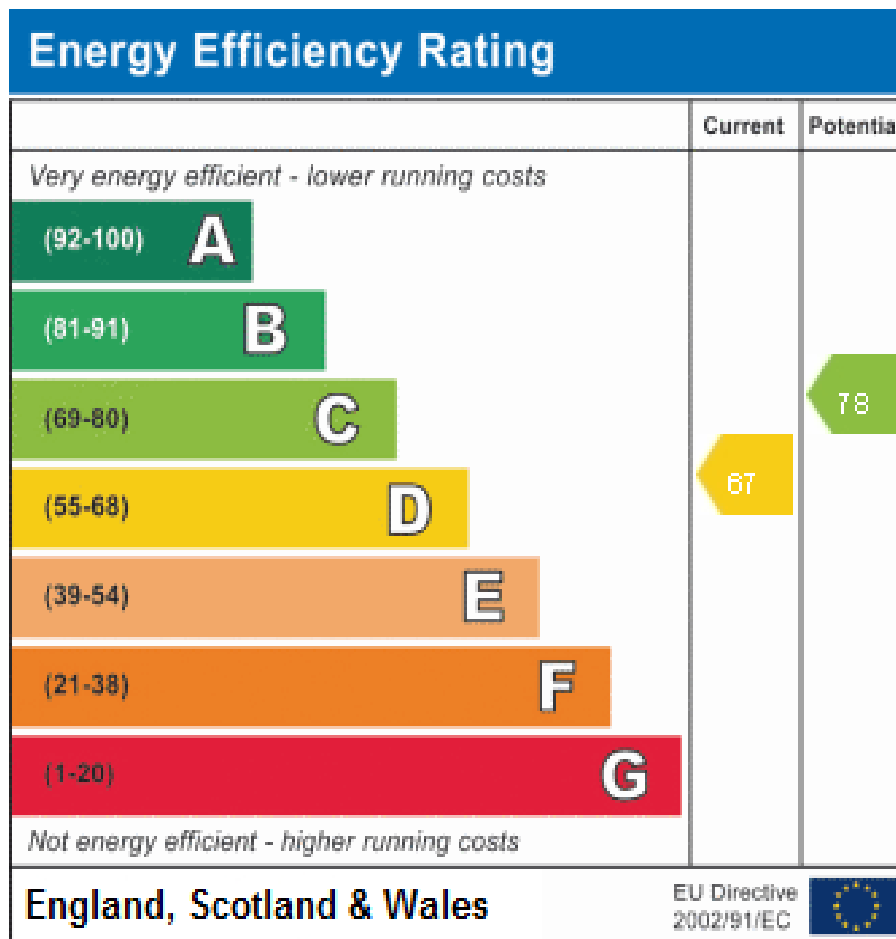


Ground Floor
Approximate Floor Area
760 sq. ft
(70.60 sq. m)



First Floor
Approximate Floor Area
794 sq. ft
(73.76 sq. m)

Approx. Gross Internal Floor Area 1554 sq. ft / 144.36 sq. m
Approx. Gross Internal Garage Area 285 sq. ft / 26.47 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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