



Hillside Close, Banstead, Surrey SM7 1ET
£1,375 PCM



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE EXCITED TO BRING THIS EXCELLENT TWO DOUBLE BEDROOM HOUSE TO THE MARKET. Conveniently located in a quiet cul-de-sac but close to the Village High Street and the local train station. The end of terrace house consists of two double bedrooms with built-in wardrobes, a family bathroom, good size fully-equipped kitchen and a full-house-length reception/dining room. Benefiting from a large private garden AND garage. Unfurnished basis.

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	88

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	62



ENTRANCE HALL

LOUNGE

6.76 x 2.90 (22'2" x 9'6")

Triple aspect double glazed windows. Double doors leading directly onto rear garden.

KITCHEN

3.91 x 1.73 (12'10" x 5'8")

Fully fitted with modern units comprising of both wall and base units. Gas hob with extractor above. Built in microwave and oven. Integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher. Sink drainer stainless steel sink unit with mixer tap, part tiled walls, tiled effect floor, glazed door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to part boarded loft with ladder.

BEDROOM ONE

4.17m x 3.15m maximum dimensions (13'8" x 10'4" maximum dimensions)

Double glazed window front aspect. Built in wardrobe.

BEDROOM TWO

3.12m x 2.90m maximum dimensions (10'3" x 9'6" maximum dimensions)

Double glazed window overlooking rear garden, laminate flooring, built in wardrobe to one wall.

BATHROOM

Modern suite comprising of a panelled bath with mixer tap with electric shower over and shower screen. Vanity unit housing wash hand basin, wc, fully tiled walls, frosted window, airing cupboard and vinyl floor.

OUTSIDE

Beautifully laid out rear garden with mature hedging to all sides. Mainly laid to lawn with flowers and shrub borders and a greenhouse.

GARAGE

To the rear of the property.

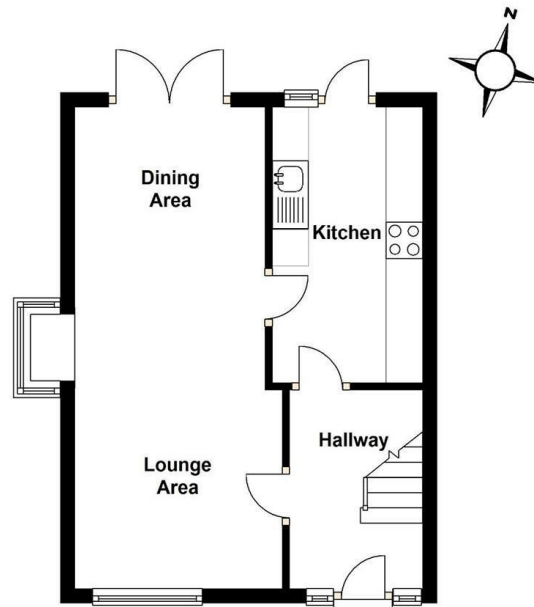
COUNCIL TAX

Council Tax Band D (£1,941.53) 2019/20



Ground Floor

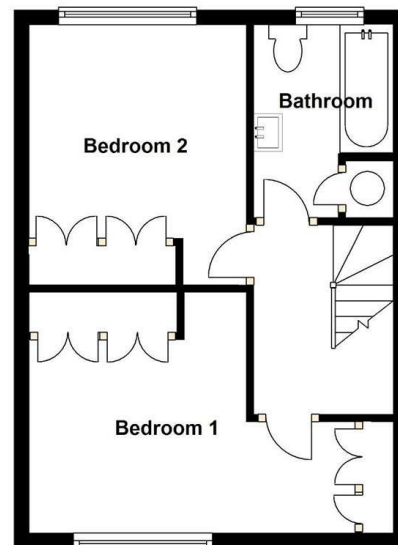
Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.5 sq. feet)

First Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

**WILLIAMS
HARLOW**