

# The Oval

## Banstead, SM7 2RA

WILLIAMS HARLOW ARE EXCITED TO PRESENT A MODERN SEMI-DETACHED HOUSE TO THE MARKET IN EXCELLENT CONDITION. Located on a popular, discreet cul-de-sac in Banstead, situated within walking distance to the Village High Street, this house will suit a variety of tenants. A young family, a working couple or even a single professional. Three bedrooms (2 doubles, 1 single) and a modern family bathroom upstairs. Downstairs provides a large reception room at the front with a newly refurbished U-shaped kitchen-diner to the rear. All modern appliances are integrated with plenty of storage units PLUS a home office/gym in the rear garden. With off-street parking, the house is available immediately on an unfurnished basis.

£2,500 PCM Unfurnished



## HOUSE LOCATION

Semi-detached house with driveway on a cul-de-sac close to the Village High Street

## ENTRANCE

Double-glazed porch with wood front door

## HALLWAY

Provides access to all rooms:

## RECEPTION ROOM

Large front reception room with built-in bookcases and working wood-fireplace. Original wood flooring and made-to-measure blinds in the bay window

## KITCHEN-DINER

Newly refurbished kitchen with all appliances integrated overlooking the rear garden and the diner area is large enough for at least an 8-seater table with double-doors leading direct into the garden

## DOWNSTAIRS WC

WC and hand-basin

## STAIRCASE

Good quality carpets leading up to:

## BATHROOM

A good size bathroom with separate bath & shower, WC and hand-basin

## BEDROOM ONE

Double size overlooking the rear garden

## BEDROOM TWO

Double size with built-in wardrobes on one wall overlooking the front

## BEDROOM THREE

Single bedroom with carpets and wall shelving

## REAR GARDEN

Laid to patio and grass with shrub border

## HOME OFFICE/GYM

Large cabin for use as a home office/gym/play-room with side undercover seating area

## COUNCIL TAX

Council Tax Band E (£2,992.97) 2025 / 26



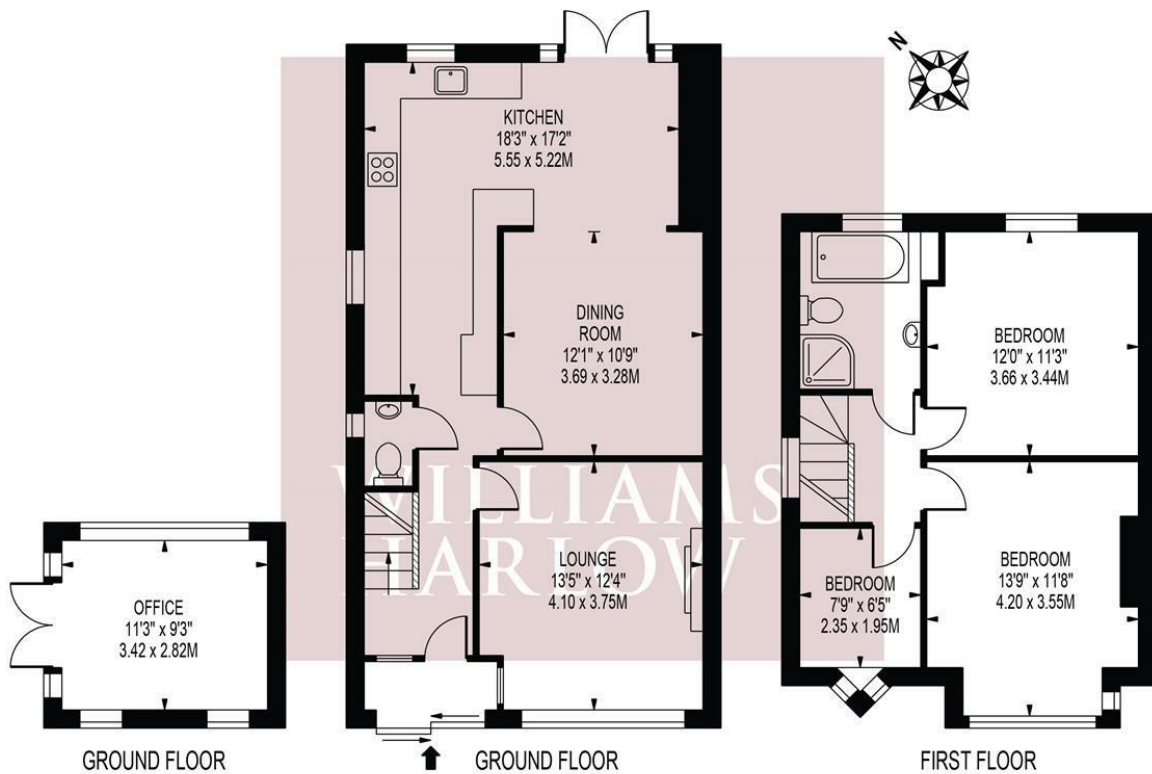




## THE OVAL

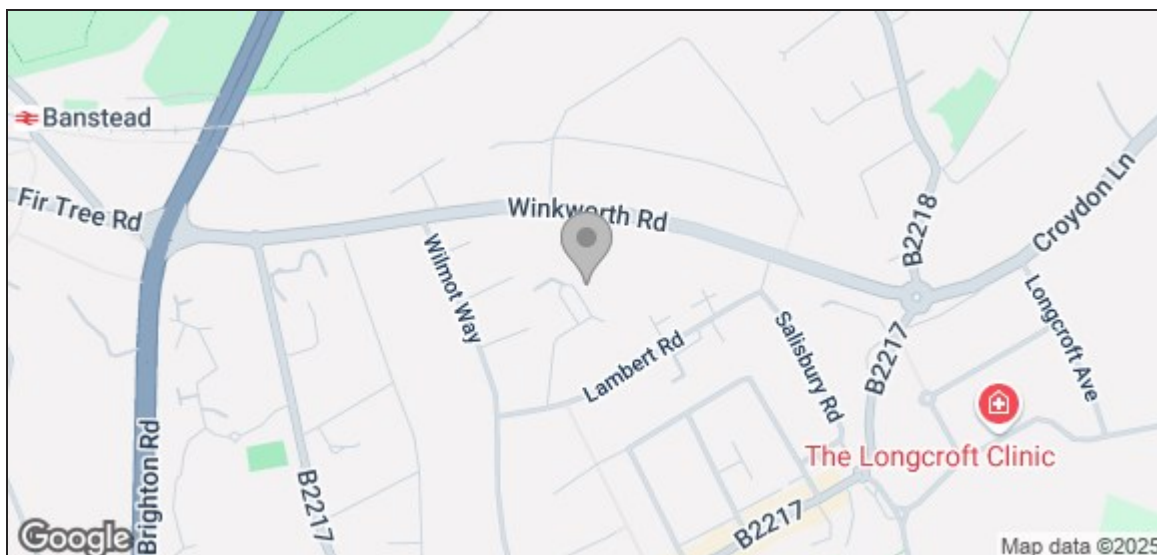
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1087 SQ FT - 100.98 SQ M  
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL AREA OF OFFICE: 104 SQ FT - 9.64 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>79</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		