

**WILLIAMS
HARLOW**

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Douglas Mews

Banstead, Surrey SM7 2DJ

£1,650 PCM Unfurnished



WILLIAMS HARLOW ARE PLEASED TO PRESENT A BRILLIANT TWO BEDROOM HOUSE TO THE MARKET. Conveniently situated within a short walk of Banstead Village High Street and close to all the local schools with the bonus of off-street car parking. This two bedroom house is in good condition comprising a fully equipped kitchen, a large lounge, conservatory with separate WC downstairs and two double bedrooms and a family bathroom upstairs. Further benefits include a private garden with shed, double glazing and gas central heating. Available on an unfurnished basis.



ENTRANCE

Set back from the road with allocated car parking directly outside

HALLWAY

Recently redecorated with wood laminate flooring providing direct access to the whole downstairs

KITCHEN

Fully equipped with integrated fridge-freezer, gas hob and oven, washing machine and dishwasher, double window overlooking rear garden

LOUNGE

Large and spacious room with wood laminate flooring, recently redecorated leading to...

CONSERVATORY

...fully double glazed conservatory directly leading off the lounge and providing immediate access into the rear garden

DOWNSTAIRS WC

Separate WC room with WC and hand-basin.

STAIRCASE

Carpeted and leading to.....

BEDROOM 1

Double size room with good quality carpet and built-in wardrobes. Double glazed windows overlook the rear garden.

BEDROOM 2

Carpet and double glazed windows

BATHROOM

Family bathroom with shower over bath, WC and hand-basin with frost-effect double-glazed window.

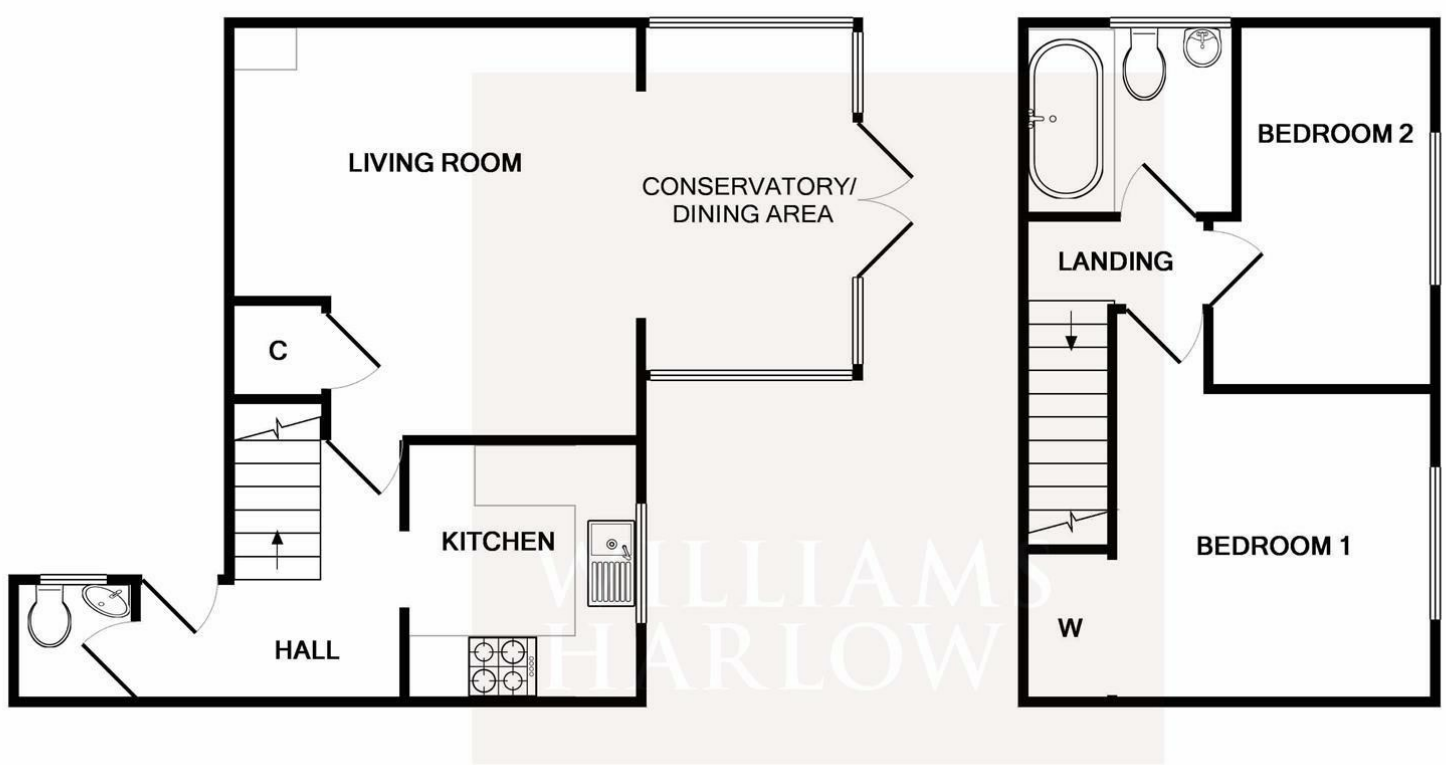
REAR GARDEN

Large corner plot garden laid mainly to grass with patio area and private shed

COUNCIL TAX

Council Tax Band D (£2,164.42) 2022 / 23

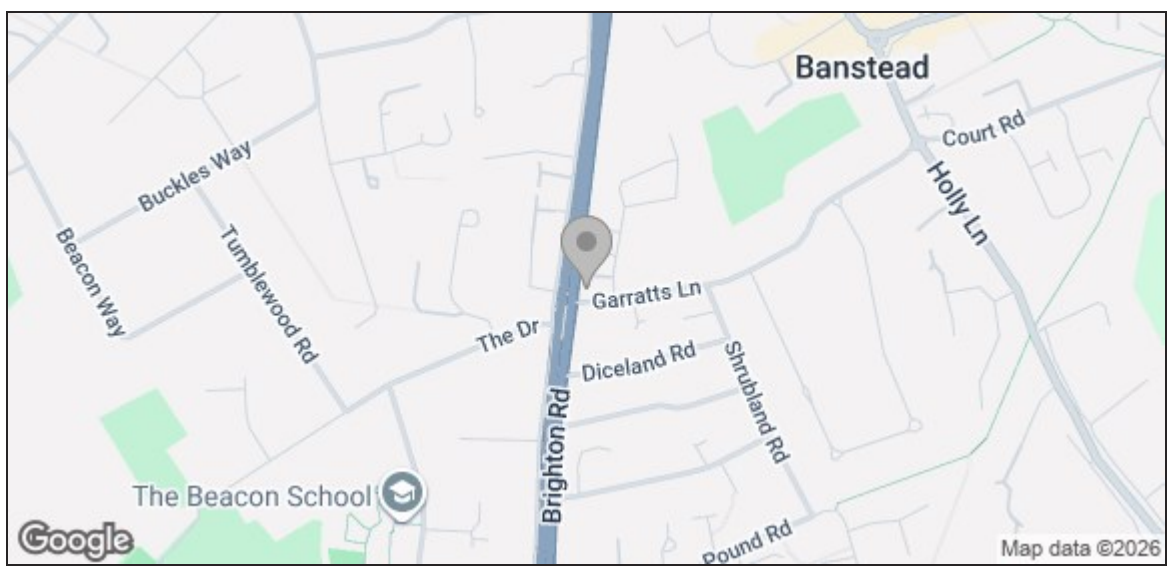




GROUND FLOOR

1ST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	