

Barnfield

Banstead, SM7 3QS

WILLIAMS HARLOW PROUDLY PRESENT A WELL-PROPORTIONED THREE BEDROOM FAMILY HOME TO THE MARKET. Situated on a tree-lined cul-de-sac at the northern end of Banstead High Street, this location cannot be bettered. Internally the house consists of a large reception room with doors onto the garden and a well-equipped, large galley kitchen, a separate WC and 2 storage cupboards downstairs; 3 double bedrooms and a large bathroom complete upstairs. Externally there is a large rear garden plus a garage and private driveway. Available beginning of July on an unfurnished basis.

£2,250 PCM -



FRONT & ENTRANCE

HALLWAY

RECEPTION ROOM

KITCHEN

WC

STAIRCASE

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

REAR GARDEN

OUTSIDE

COUNCIL TAX

Council Tax Band D (£2,448.79) 2025 / 26



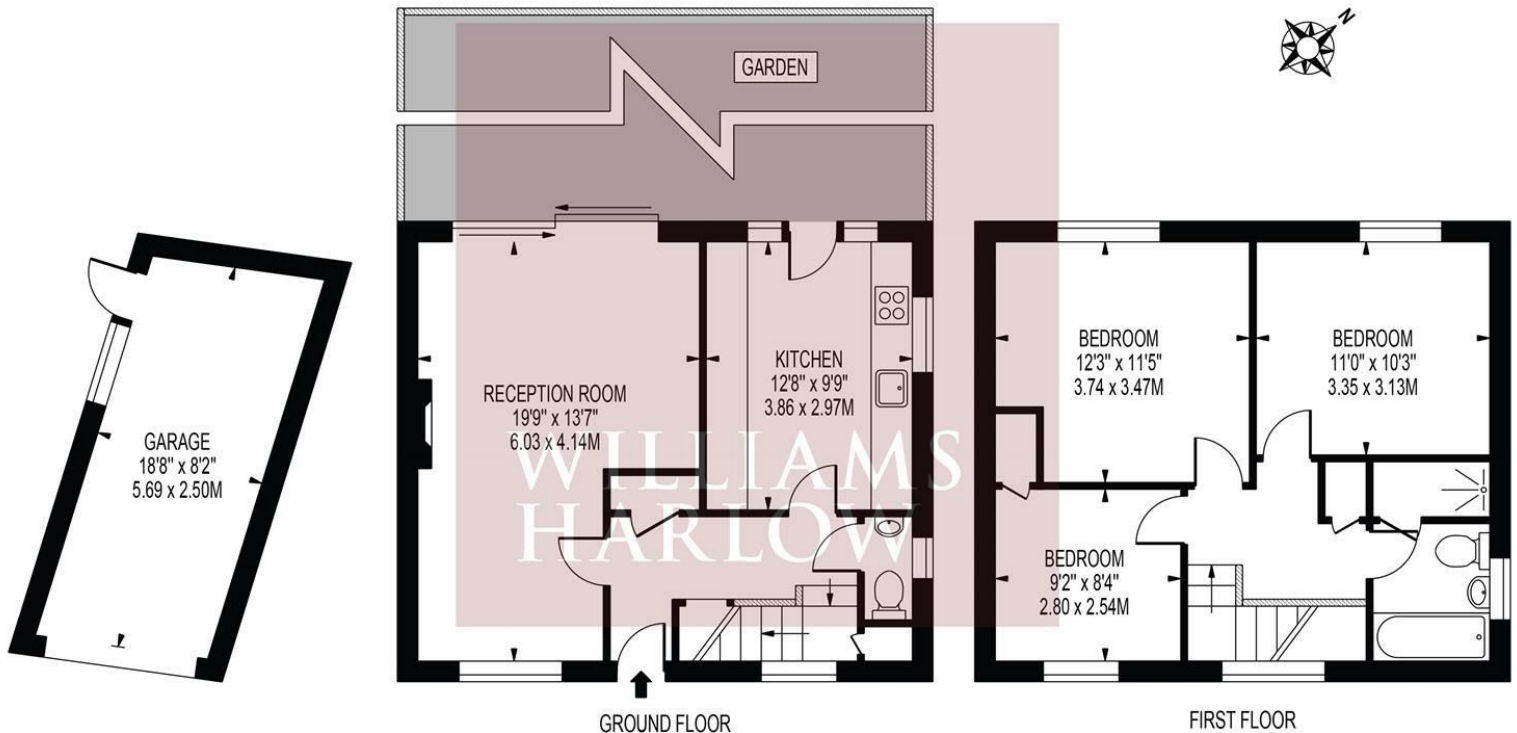
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS
HARLOW**

BARNFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **946 SQ FT - 87.88 SQ M**
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **153 SQ FT - 14.22 SQ M**

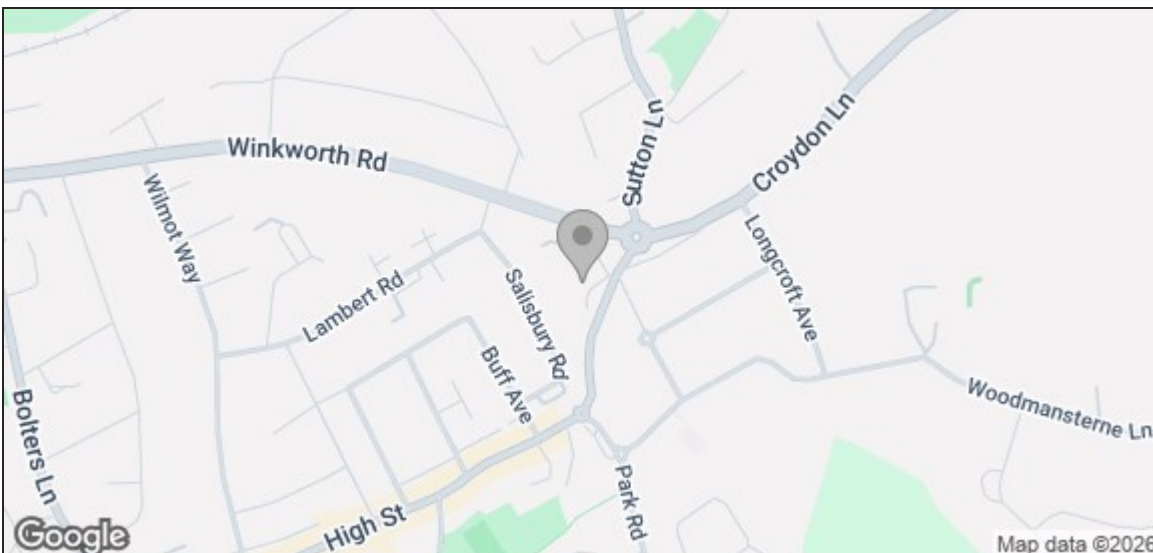


GROUND FLOOR

FIRST FLOOR

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
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	