

Merrymeet

Banstead, Surrey SM7 3HX

WILLIAMS HARLOW ARE PLEASED TO PRESENT A THREE DOUBLE BEDROOM HOUSE TO THE MARKET. The property underwent a full refurbishment a few years ago from new walls and insulation to new plumbing to new fixtures and fittings. Comprising a recently constructed kitchen-diner and full-width reception room leading to the rear garden and garage downstairs, upstairs provides three double bedrooms and a new family bathroom. The house is finished to a high standard and available immediately on an unfurnished basis.

£2,000 PCM Unfurnished



FRONT DOOR

Double glazed front door under canopy, giving access through to:

ENTRANCE HALL

New wooden flooring. Radiator, WC and stairs to the first floor.

DOWNSTAIRS WC

Front aspect double glazed windows. Low level WC. Wash hand basin.

KITCHEN-DINER

Range of wall and base cupboards. Brand new appliances oven, hob and hood, fridge freezer, washing machine, dishwasher. New gas combi boiler. Front aspect double glazed windows.

LOUNGE

5.23m x 4.01m (17'1" x 13'1")

Rear aspect sliding patio doors. Radiator and spot lights. New carpets and wall insulation and plasterboard.

BEDROOM ONE

4.27m x 3.05m (14'0" x 10'0")

Front aspect double glazed window. Radiator. New carpets and decoration.

BEDROOM TWO

4.22m x 2.84m (13'10" x 9'3")

Rear aspect double glazed window. New carpets and decoration. Radiator.

BEDROOM THREE

3.00m x 1.96m (9'10" x 6'5")

Rear aspect double glazed window. Radiator. New carpets and decoration.

BATHROOM

Brand new bathroom suite and tiling. Panel bath with mixer tap. Shower cubicle with mains shower. WC and hand basin. Front aspect double glazed window.

REAR GARDEN

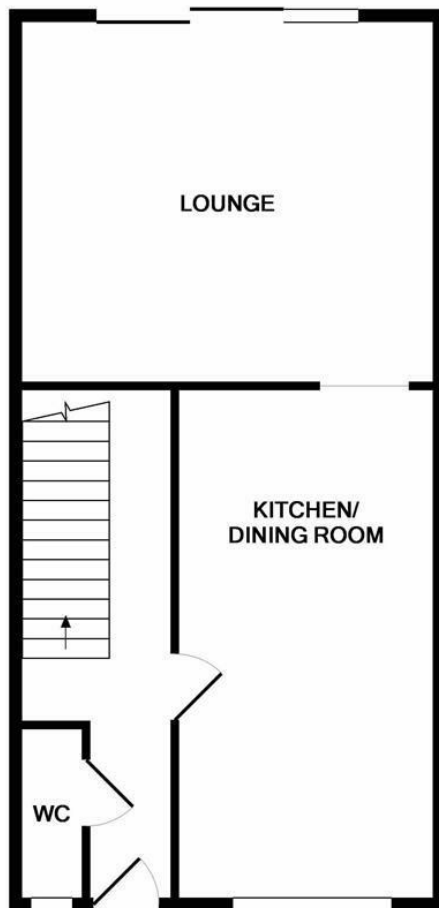
6.65m length approximately (21'9" length approximately)

Low maintenance with access from the lounge and access to the garage.

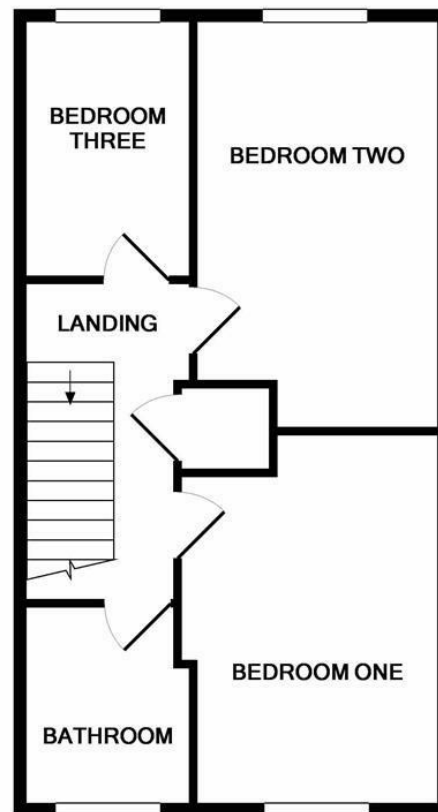
COUNCIL TAX

Council Tax Band D (£2,235.36) 2023 / 24



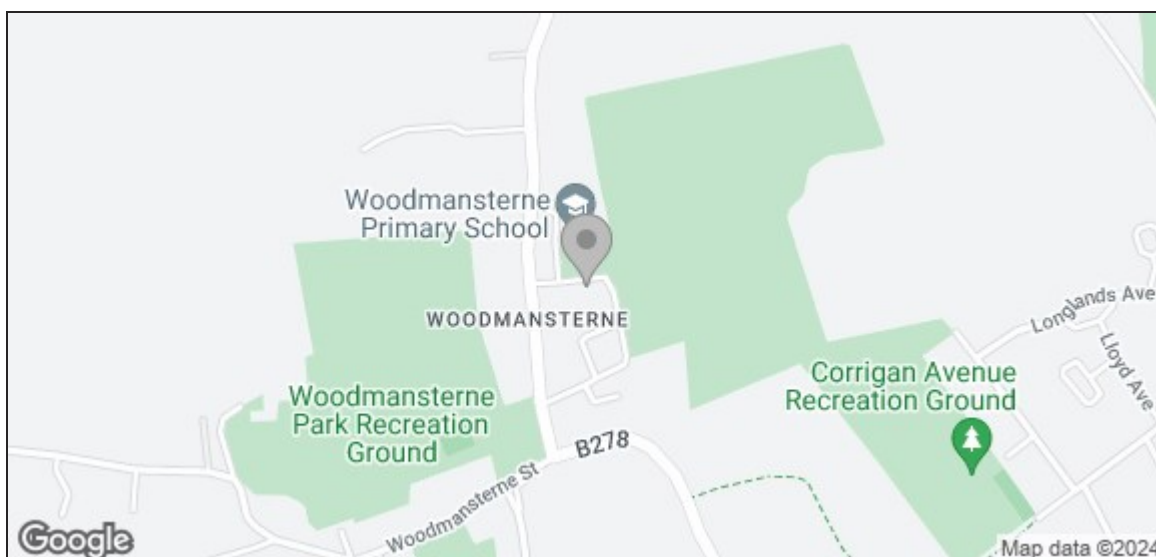


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-36) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC