

Beckenshaw Gardens Banstead, Surrey SM7 3NB

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a TWO BEDROOM semi-detached bungalow located in a Cul-de-Sac position within easy reach of local shops in Woodmansterne Village including pub and post office. There is also nearby access to open countryside. The property does require some cosmetic improvement but affords the buyer the opportunity to improve and extend (STC). SOLE AGENTS. NO ONWARD CHAIN

Asking Price £475,000 - Freehold



PORCH

Giving access to the:

FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Loft hatch.

LIVING ROOM

2 x windows to front. 2 x radiators. Gas fireplace feature with brick surround with fitted cupboards either side. One cupboard housing the utilities.

KITCHEN

A range of kitchen wall and base units. Work surface incorporating sink drainer. Space for gas hob. Spaces for white goods. Window to the side. Beamed ceiling.

BEDROOM ONE

Window to front. Radiator. Fitted wardrobes.

BEDROOM TWO

Sliding doors to the rear. Radiator.

BATHROOM

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Obscured glazed window.

OUTSIDE

FRONT

There is a driveway to the front providing off street parking for approximately 3 vehicles. The driveway providing access to the:

SINGLE GARAGE

Located to the side of the property.

SOUTH FACING REAR GARDEN

Backing onto private land. There is a patio area immediately to the rear. A central path leads to a further patio located at the end of the garden with a well feature and garden shed. The remainder of the garden is laid to level lawn.

COUNCIL TAX

Reigate & Banstead BAND D £2164.42 2022/23

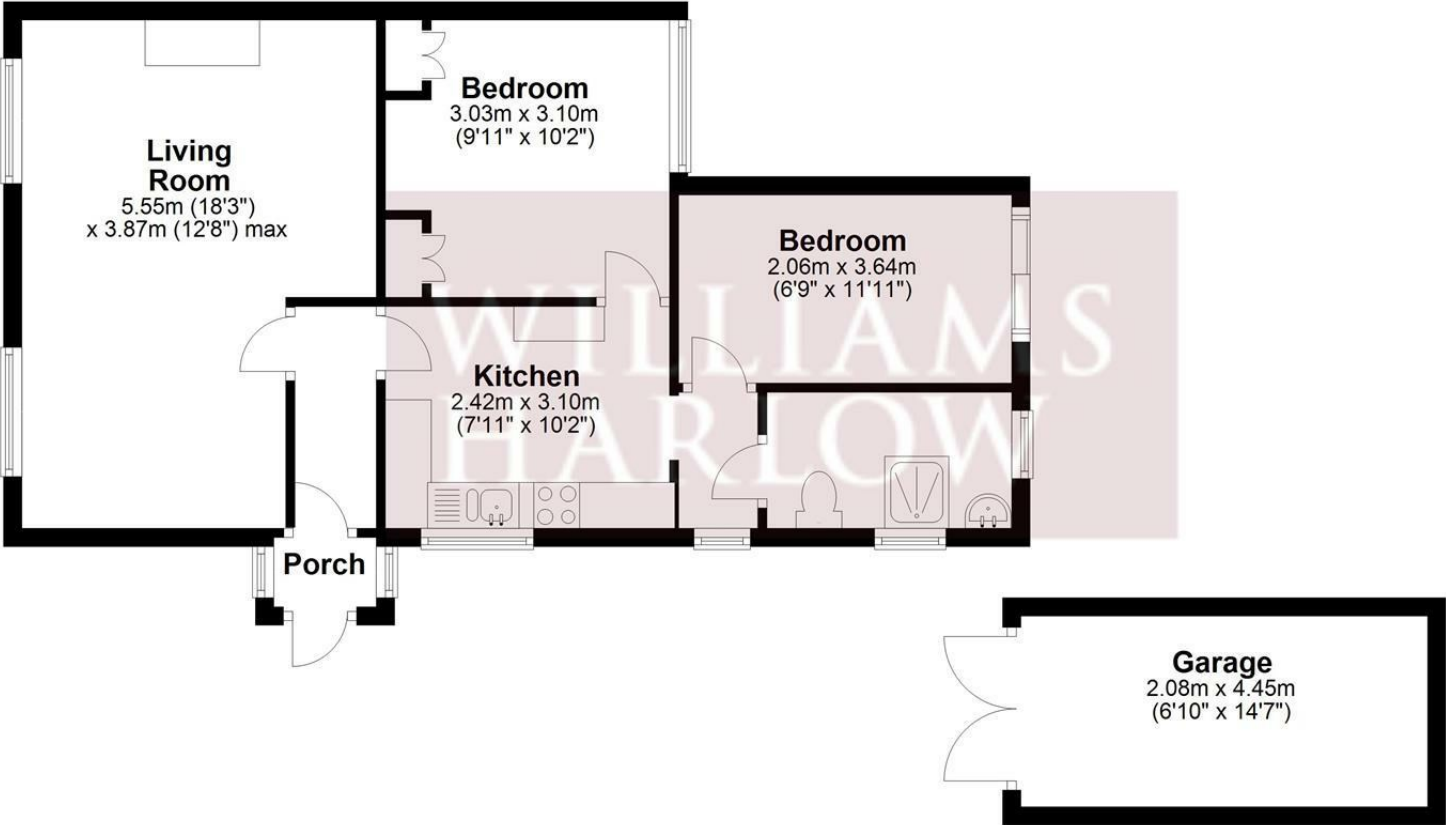
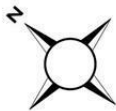


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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

Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 63.1 sq. metres (679.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		63
(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