

## Hillside Close Banstead, Surrey SM7 1ET

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS THREE BEDROOM END-OF-TERRACE HOUSE TO THE MARKET. Situated on a quiet cul-de-sac in a popular residential area of Banstead and is located on the end of a three-house terrace. Consisting of a large reception room to the front and a spacious kitchen-diner to the rear with direct access to the garden; there are three bedrooms upstairs (2 doubles, 1 single) and a good size family bathroom. Further benefits include double glazing, gas central heating, and off-street car parking. Available immediately on an unfurnished basis.

£2,100 PCM Unfurnished



## FRONT DOOR & DRIVEWAY

double-glazed composite door and brick-laid driveway for car parking

## ENTRANCE HALLWAY

Internal porch area leading into:

## FRONT RECEPTION

Good size reception room with large double-glazed window and good quality carpets

## KITCHEN-DINER

Parquet style flooring and fully equipped kitchen with space for dining table and chairs.

Access to garden provided through double-glazed door

## STAIRCASE

leading up to:

## BEDROOM ONE

Double size overlooking the front of the house with carpets and built-in wardrobes

## BEDROOM TWO

Double size with built-in wardrobes overlooking the rear garden

## BEDROOM THREE

Single room perfect for use as an office overlooking the front

## FAMILY BATHROOM

Shower cubicle, tiled floors and walls, WC and hand-basin with vanity unit

## REAR GARDEN

Laid mainly to grass with good size patio area

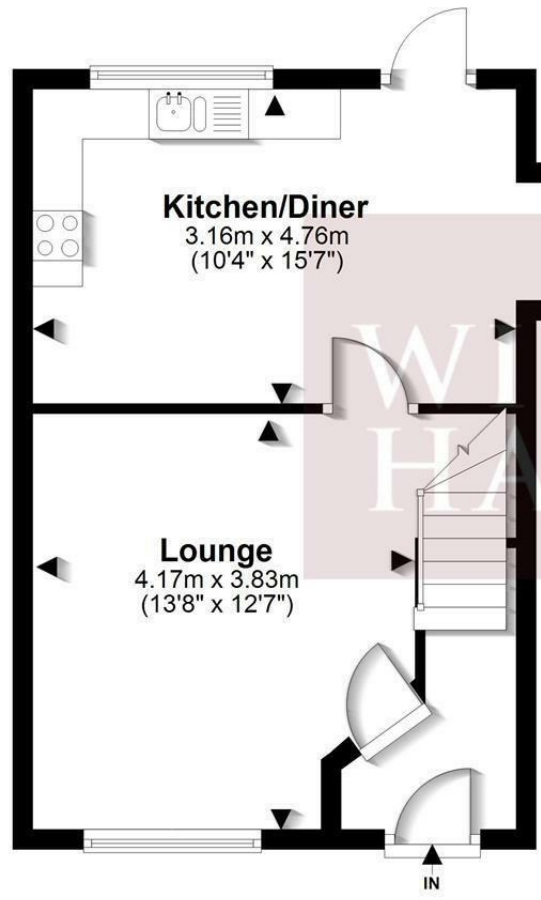
## COUNCIL TAX

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



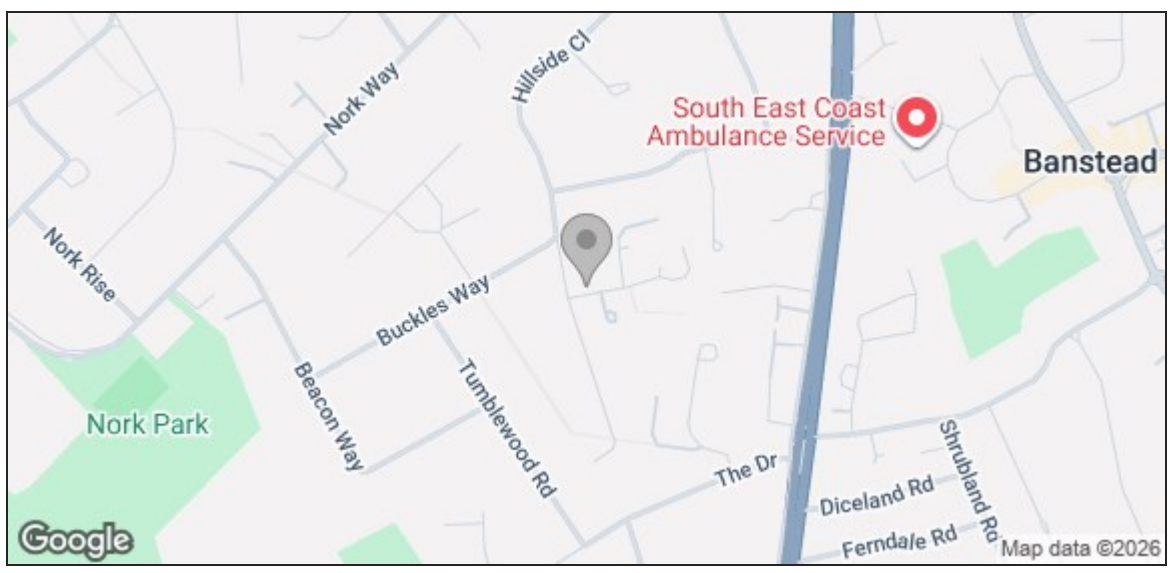
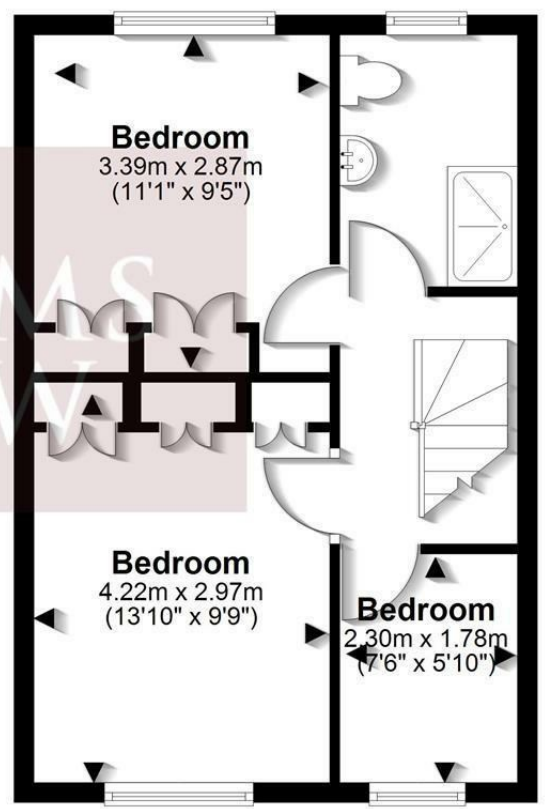
**Ground Floor**

Approx. 36.1 sq. metres (388.9 sq. feet)



**First Floor**

Approx. 36.7 sq. metres (395.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	74	
(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	