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# The Orchard Banstead, Surrey SM7 2BP

WILLIAMS HARLOW ARE PLEASED TO PRESENT A MODERN FOUR BEDROOM TERRACE HOUSE TO THE MARKET. Situated on a quiet, private cul-de-sac, located within walking distance to Banstead Village High Street, this is a great property. Consisting of four bedrooms (3 doubles, 1 single) and 2 bathrooms (1 en-suite), a fully equipped kitchen and good size reception room with double doors to the garden. The garden is low maintenance with gate access to Banstead Recreation Ground. Benefits include a private driveway and garage. Available immediately on an unfurnished basis.

# £2,500 PCM Unfurnished









#### LOCATION

Quiet private cul-de-sac within walking distance to Banstead Village High Street

## ENTRANCE

Private front door access from the brick-laid driveway

#### **HALLWAY**

Provides access to all rooms including downstairs WC

#### **KITCHEN**

Modern, fully equipped kitchen with oven, hob, fridge and dishwasher and plenty of storage units all in good condition

#### **RECEPTION ROOM**

 $6.43 \times 4.57 (21'1" \times 15'0")$ 

Very large room with wood laminate flooring and sliding doubleglazed doors leading directly into the rear paved garden

#### **STAIRCASE**

Carpeted and leading up to......

#### **BEDROOM ONE**

Double size room at the front of the house with large built-in wardrobe

#### **EN-SUITE**

Shower cubicle, WC and hand-basin with vanity unit

#### **BEDROOM TWO**

Double size room at front of house with built-in double wardrobe

#### **BEDROOM THREE**

Double room overlooking the rear garden and fields beyond with single-built-in wardrobe

#### **BEDROOM FOUR**

Single room overlooking the rear garden and fields beyond with single-built-in wardrobe

#### **BATHROOM**

Family bathroom with shower over bath, WC and hand basin with heated towel rail

#### **GARDEN**

Low maintenance paved garden with gated access to Banstead Recreation Ground beyond

#### **GARAGE**

Single garage with up and over roller door and direct access into the house.

Fridge-freezer and washing machine

#### **COUNCIL TAX**

Council Tax Band F (£3,537.14) 2025 / 26







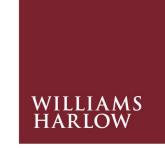












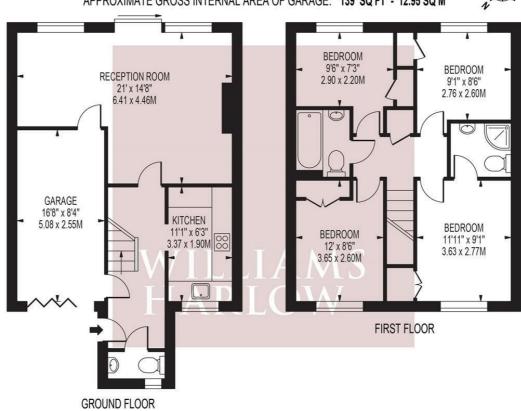
### THE ORCHARD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1132 SQ FT - 105.20 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 139 SQ FT - 12.95 SQ M





#### 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.

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