

**WILLIAMS
HARLOW**

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Parsonsfield Road Banstead, Surrey SM7 1JR

£2,500 PCM Unfurnished



WILLIAMS HARLOW IN BANSTEAD ARE EXCITED TO PRESENT THIS FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE TO THE MARKET. Conveniently located for the local amenities and local schools, the internal & external space of the house is excellent. Arranged over 3 floors providing 3 double bedrooms, 1 single bedroom, 2 bathrooms plus a very large reception room and adjoining kitchen. Further benefits include rear garden, garage and private driveway. Available early July on an unfurnished basis.



PORCH

Steps leading up to the porch and giving access to the:

FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Radiator. Stairs giving access to the first floor landing. Storage cupboards.

DOWNSTAIRS WC

Low level WC. Wash hand basin.

LOUNGE

A through lounge with a double glazed window to the front aspect. 2 x radiators. Double glazed patio doors to the rear aspect giving access to the rear garden. Wooden flooring.

KITCHEN

Range of wall and base units. Gas hob. Fan oven. Washing machine. Dishwasher. Boiler. Double glazed window to the rear aspect. Double glazed door to the side and another window. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. New carpets. Stairs rising to the second floor accommodation.

FAMILY BATHROOM

White bathroom suite. Separate shower cubicle. Low level WC. Wash hand basin. Mirrored cabinets. Heated towel rail. Double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect. Radiator.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Carpet.

BEDROOM THREE

Double glazed window to the front. Radiator.

SECOND FLOOR ACCOMMODATION

SMALL LANDING

Double glazed window to the side aspect.

BEDROOM FOUR

Large bedroom with velux windows to the front aspect. Storage

cupboards. Radiator. Double glazed french doors to a Juliet balcony overlooking the rear garden and beyond.

EN-SUITE SHOWER ROOM

Double shower. Wash hand basin with mirrored cupboard. Low level WC. Double glazed window to the rear aspect. Heated towel rail. Tiled flooring.

OUTSIDE

FRONT

There is a driveway providing off street parking for 3-4 cars and a front garden laid to lawn. There is a side and front entrance to the property.

GARAGE

REAR GARDEN

There is a patio area immediately to the rear with the remainder of the garden mainly laid to lawn.

COUNCIL TAX

Council Tax Band E (£2,732.11) 2023 / 24





TOTAL APPROXIMATE FLOOR AREA 1417 SQ.FT. (131.6 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

