

**WILLIAMS
HARLOW**

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Oatlands Road Tadworth, Surrey KT20 6BS

£1,600 PCM Unfurnished



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT A TWO BEDROOM TERRACED HOUSE TO THE MARKET. Situated on a residential road with a large southerly aspect garden, this house is generously proportioned. Consisting of a double size reception room, good size kitchen, two double bedrooms, a large family bathroom and a converted loft space (not bedroom). Benefitting from gas central heating and double glazing. Available immediately on an unfurnished basis.



FRONT

There is a small garden and a pathway providing access to the front door.

FRONT DOOR

Replacement front door with fantail window, giving access through to the

ENTRANCE HALLWAY

1.55m x 1.22m (5'1 x 4'0)

Parquet flooring. Radiator. Coat hanging facilities.

LOUNGE/DINING ROOM

8.36m x 4.17m (27'5 x 13'8)

Window to the front. Parquet flooring. Stairs to the first floor. 2 x radiators. 2 x fireplace features. Double opening french doors to the rear. 2 x cupboards housing the consumer units and meters. Understairs storage cupboard.

KITCHEN

3.56m x 2.26m (11'8 x 7'5)

Modern range of wall and base units comprising of high gloss roll edge work surfaces incorporating one and a half bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral fridge and integral freezer. Spaces for washing machine and cooker. Surface mounted four ring gas hob with chimney extractor above. A comprehensive range of eye level cupboards and display cabinets. Tiled floor. Part tiled walls. Window to the side and part glazed door to the side.

FIRST FLOOR

GOOD SIZED LANDING

Reached by a straight staircase with a half landing and radiator.

BEDROOM ONE

3.43m x 4.19m (11'3 x 13'9)

Window to front. Radiator.

BEDROOM TWO

2.64m x 3.96m (8'8 x 13'0)

Window to rear. Radiator.

From here there is a ladder which provides access to the:

LOFT ROOM

4.22m x 3.58m (13'10 x 11'9)

Access to eaves storage cupboards. Velux window to the rear. Power and lighting.

BATHROOM

3.58m x 2.26m (11'9 x 7'5)

White suite. Panel bath with grab rails and independent shower above the bath with glass shower screen. Pedestal wash hand basin. Low level WC. Heated towel rail. Cupboard housing gas central heating boiler. Cabinet. Shaver light and point. Obscured glazed window to the side.

OUTSIDE

SOUTHERLY ASPECT REAR GARDEN

20.55m x 4.27m approximately (67'5 x 14'0 approximately)

There is a patio expanding the immediate rear of the property giving way to a further larger patio area with stone bench seat. The remainder is mainly laid to level lawn with good fencing on all borders. Towards the end of the garden there is a wooden garden gate providing useful rear access.

OUTSIDE WC

Low level WC and tap.

BRICK BUILT STORE

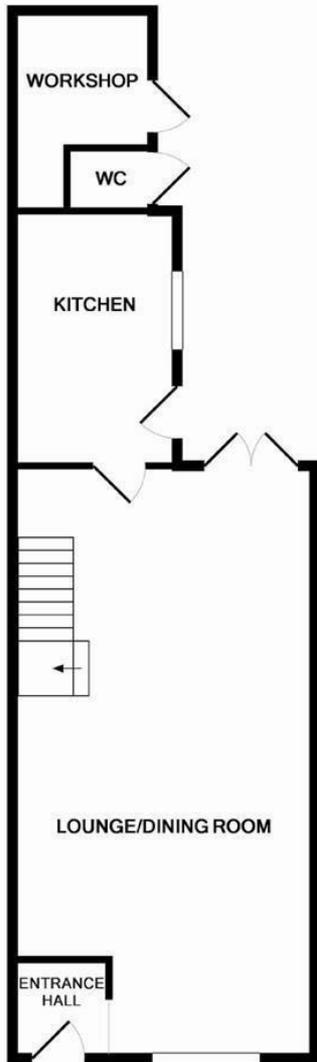
1.91m x 1.60m (6'3 x 5'3)

Attached to the rear of the WC. Window to the rear.

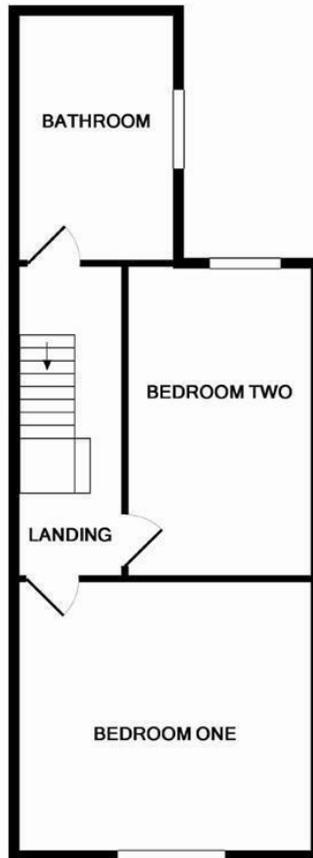
COUNCIL TAX

Council Tax Band D (£2,164.42) 2022 / 23

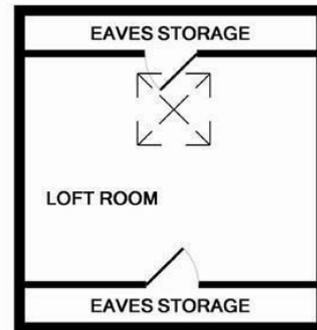




GROUND FLOOR

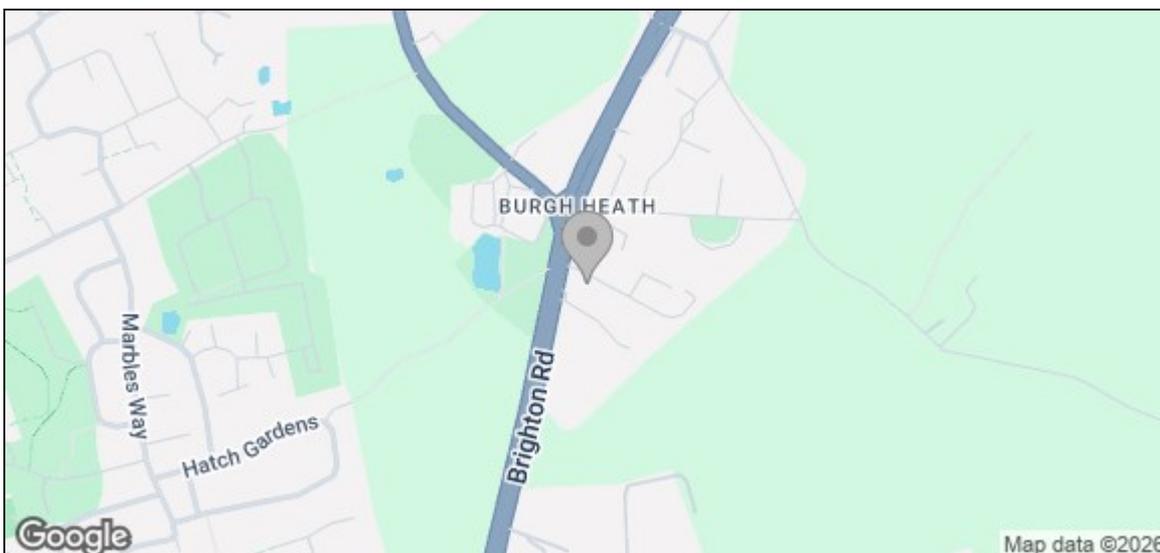


1ST FLOOR



2ND 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
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-36) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |