

**WILLIAMS
HARLOW**

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Shelley Close Banstead, Surrey SM7 1EE

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT A THREE BEDROOM DETACHED BUNGALOW requiring complete modernisation. Situated in a cul-de-sac location close to Nork Park local shops, mainline station, doctors and good schools with great potential to extend and improve (STC). Offered with large driveway, garage, sizable SOUTH-EAST ASPECT rear garden. NO ONWARD CHAIN

£649,950 - Freehold



PORCH

Double glazed porch and front door giving access through to the:

ENTRANCE HALL

Coving. Radiator. Cupboard housing the utilities. Cupboard housing the water cylinder.

KITCHEN

A range of wall and low level kitchen units. Spaces for a range of white goods. Fully tiled. Serving hatch to lounge. Double glazed windows to the front. There is also a small pantry. Doorway providing access to the:

LEAN-TO

Provides access to the rear garden.

LOUNGE

Window to the rear and French doors giving access to the rear garden. Feature fireplace with stone surround and electric fire. Serving hatch to the kitchen. 2 x radiators. Coving.

BEDROOM ONE

Double glazed window to the front. Fitted wardrobes.

BEDROOM TWO

Double glazed window to the side. Double fitted wardrobes.

DINING ROOM/BEDROOM THREE

Double glazed window to the front. Radiator.

WC

Low level WC. Double glazed window to the rear.

BATHROOM

Walk in shower with electric power shower. Low level WC. Wash hand basin. Heated towel rail. Fully tiled. Double glazed window to the rear.

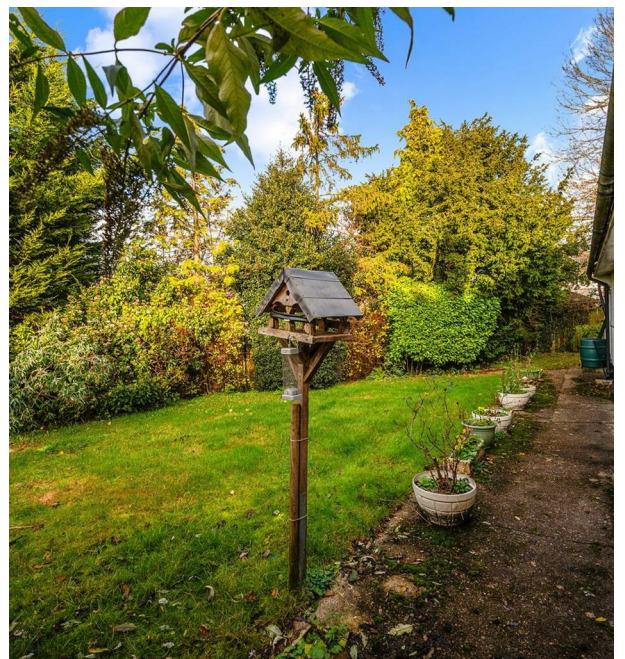
OUTSIDE

FRONT

Large driveway to the front.

REAR GARDEN

There is a patio area immediately to the rear which wraps around to the side. Mature garden with shrubs and trees.



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.

SHELLEY CLOSE

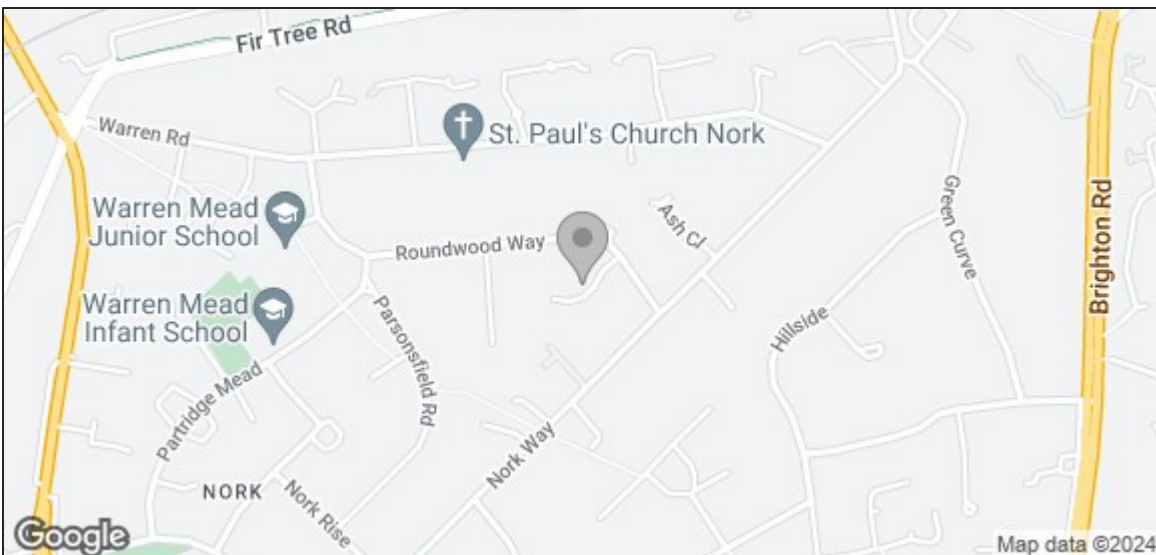
APPROXIMATE GROSS INTERNAL FLOOR AREA: 970 SQ FT - 90.16 SQ M



GROUND FLOOR

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. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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