

# The Tracery

## Banstead, Surrey SM7 3DD

WILLIAMS HARLOW ARE EXCITED TO PRESENT A THREE BEDROOM HOUSE TO THE MARKET. An opportunity to rent a well positioned, very popular three bedroom end terrace house located within a short walk of Banstead Village High Street. Consisting of an open-plan lounge-diner with a fully equipped kitchen and a downstairs WC as well as three bedrooms and family shower room upstairs. Further benefits include a rear courtyard garden, gas central heating, double glazing AND garage. Available mid-July on an unfurnished basis.

£2,000 PCM Unfurnished



## FRONT DOOR

Replacement front door with outside light, giving access through to:

## ENTRANCE HALL

2.13m x 1.17m (7'0 x 3'10)

Radiator. Coving. Doorway providing access through to:

## DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Half height tiling. Radiator. Obscured glazed window to the front and coving.

## LOUNGE

5.92m x 4.88m (19'5 x 16'0)

Large picture window to the front. Stairs rising to the first floor with stair lift and there is an understairs storage cupboard. 2 x radiators. Coving. Opening through to:

## DINING ROOM

3.30m x 2.95m (10'10 x 9'8)

Part glazed door and window to rear. Coving and radiator.

## KITCHEN

2.62m x 2.54m (8'7 x 8'4)

Well fitted with a modern range of wall and base units comprising of work surfaces incorporating a stainless steel sink drainer with mixer tap. There are cupboards and drawers below the work surface. Space for washing machine. Space for slimline dishwasher. Space for upright fridge freezer. Fitted double oven and grill. Surface mounted four ring gas hob. Time clock and switch gear from the central heating. Tile effect flooring. Part tiled walls. Part glazed door and window to the rear.

## FIRST FLOOR ACCOMMODATION

### GENEROUS LANDING

Reached by a straight staircase with stair lift to a generous landing with an overstairs storage cupboard plus an additional linen cupboard housing the insulated cylinder and gas central heating boiler.

### BEDROOM ONE

3.76m x 3.51m (12'4 x 11'6)

Window to front. Radiator. Coving. A comprehensive range of built in wardrobes.

### BEDROOM TWO

3.10m x 3.20m (10'2 x 10'6)

Excluding entrance recess. Wood effect flooring. Window to rear. Radiator. Coving. A comprehensive range of built in wardrobes.

## BEDROOM THREE

3.30m x 2.18m (10'10 x 7'2)

Window to front. Radiator. Coving.

## SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Bidet with mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. 2 x radiators. Mirror. Medicine cabinet. Shelving. Part tiled walls and tile effect flooring. Shaver point. Obscured glazed window to rear. Coving.

## OUTSIDE

### FRONT

There is a small front garden principally laid to lawn with a pathway connecting to the front door.

### COURTYARD REAR GARDEN

6.40m x 5.18m (21'0 x 17'0)

Principally paved and also benefits from an awning and outside light. Flower and shrub borders. To the rear of the garden there is a wooden garden gate which provides useful rear access.

### BRICK BUILT STORE

1.85m x 1.83m (6'1 x 6'0)

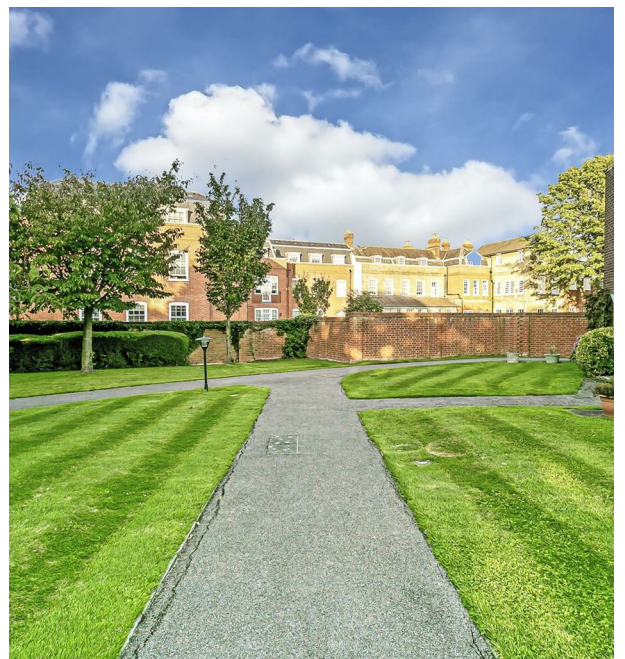
Power and lighting.

### SINGLE GARAGE

The garage is located nearby numbered 40. The garage will be retained by the landlord for the first three months of the tenancy

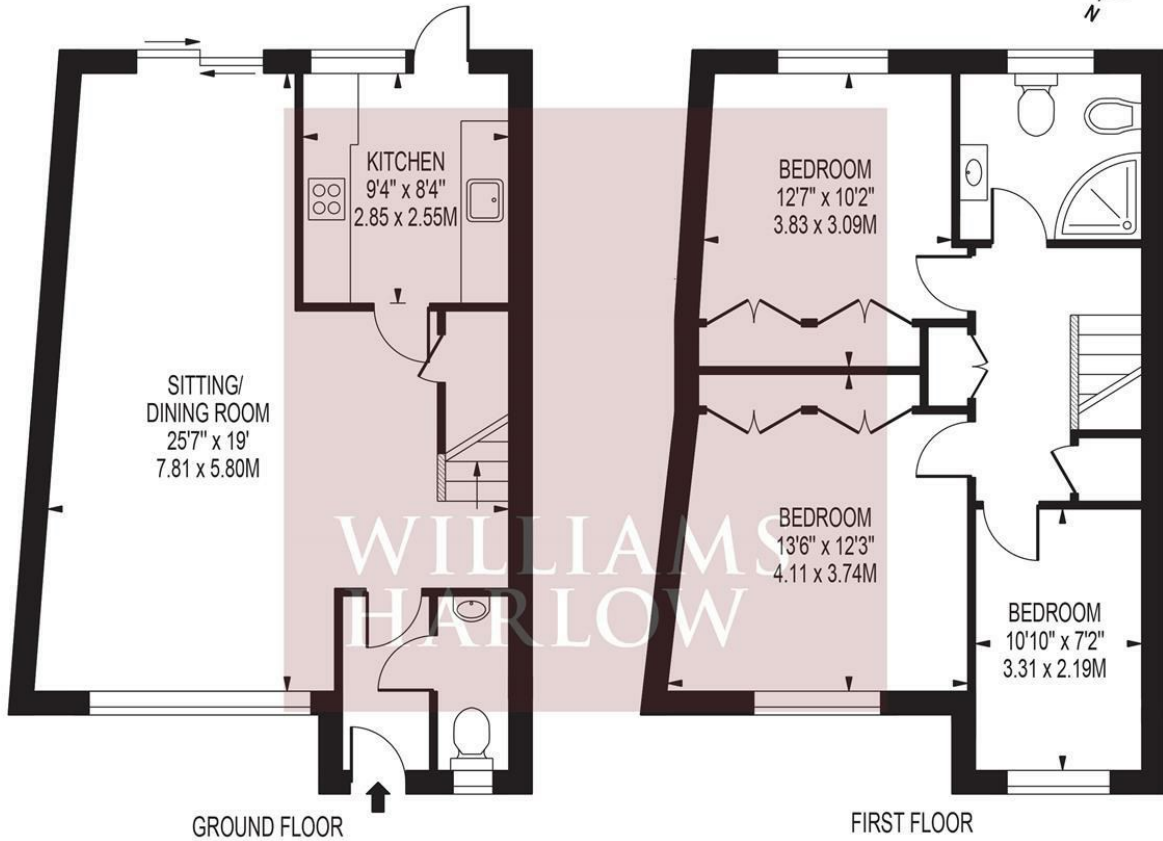
### COUNCIL TAX

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



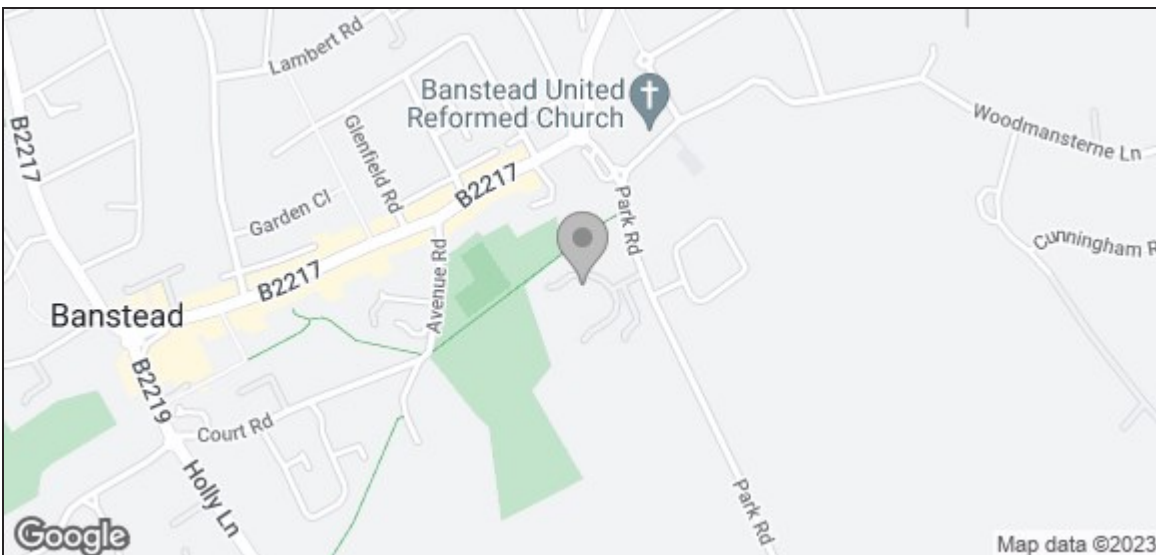
## THE TRACERY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 998 SQ FT - 92.73 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. 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		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	