

## The Oval

### Banstead, SM7 2RA

WILLIAMS HARLOW ARE EXCITED TO PRESENT A FABULOUS FOUR BEDROOM FAMILY HOME TO THE MARKET. Situated on a quiet residential road, located a short walk away from Banstead Village High Street, this is a great family home. Consisting of a large, open-plan kitchen-diner leading to the rear garden, utility room and a large separate reception room downstairs, three bedrooms and two bathrooms on the first floor (1 en-suite) and the master bedroom and en-suite on the top floor. Further benefits include, garage, driveway PLUS an office pod in the back garden. Available on an unfurnished basis.

£3,500 PCM Unfurnished





## ENTRANCE

Paved driveway and path leading to front door

## HALLWAY

Providing access to:

## RECEPTION

Good size room with double-glazed windows over-looking the front garden

## KITCHEN-DINER

Huge kitchen-diner with large island with bi-fold doors to the garden and skylights above. Fully equipped with all mod-cons this is the hub of the home.

## UTILITY ROOM

Washing machine and sink with side access and access into the garage.

## OFFICE POD (in garden)

Fully geared for office with internet connection and electric

## STAIRCASE

Leading up to:

## BEDROOM ONE

Large double room overlooking the rear garden

## BEDROOM TWO

Double room overlooking the front

## EN-SUITE

with free-standing bath, WC and basin over looking the rear

## BEDROOM THREE

double room overlooking the front

## FAMILY BATHROOM

Shower over bath, WC and hand-basin

## STAIRCASE

Leading up to

## BEDROOM FOUR

Master bedroom with storage units

## EN-SUITE

Shower cubicle, WC and basin

## GARAGE

## REAR GARDEN

Liad mainly to grass with patio and path to office pod

## COUNCIL TAX

Council Tax Band E





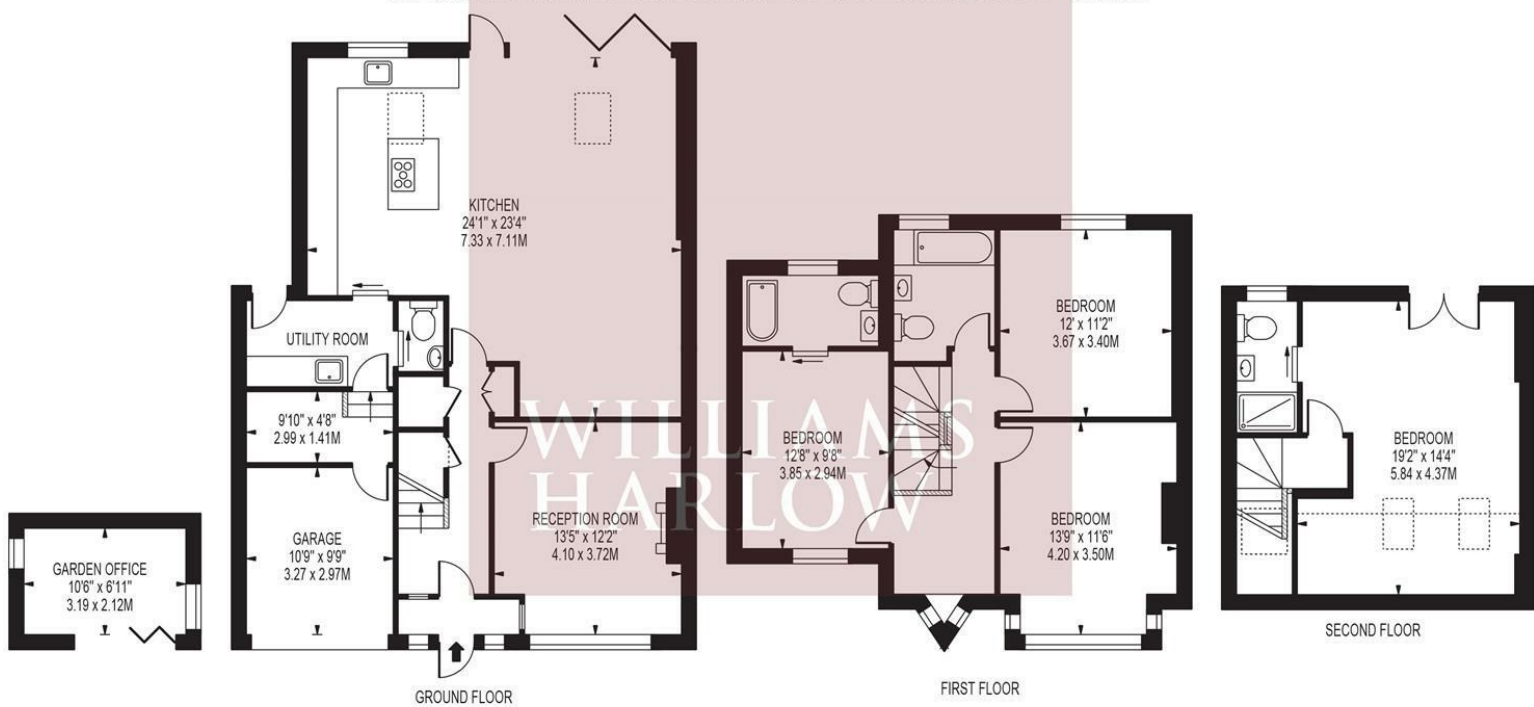
THE OVAL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1855 SQ FT - 172.34 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING GARAGE & GARDEN OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 77 SQ FT - 7.12 SQ M

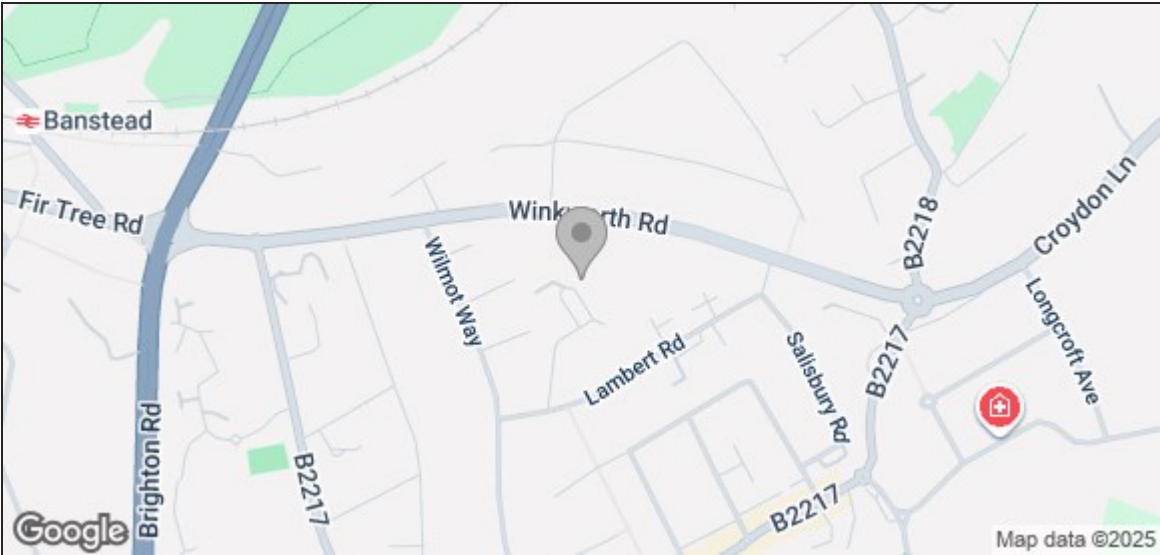
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 105 SQ FT - 9.71 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN OFFICE: 73 SQ FT - 6.76 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	83
EU Directive 2002/91/EC		