

**WILLIAMS  
HARLOW**

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## Birch Close

Banstead, Surrey SM7 1NR

Asking Price £625,000 - Freehold



SOLD BY WILLIAMS HARLOW a three bedroom semi detached home in a cul-de-sac with kitchen breakfast room, en-suite to the master bedroom plus main bathroom, parking for three cars and a garage. An attractive south facing rear garden and all is within easy reach of Banstead train station with direct route to London, good local schools and local shops. VENDORS SUITED. SOLE AGENTS



## FRONT DOOR

Under a porch canopy with outside light. Composite front door giving access to the:

## ENTRANCE HALL

Radiator. Coving. Central downlight. Stairs rising to the first floor. Control for central heating.

## DOWNSTAIRS WC

Low level WC. Wash hand basin. Radiator. Obscured double glazed leaded light window to the front. Central downlight.

## KITCHEN

4.78m x 2.24m (15' 8 x 7' 4)

A range of wall and low level kitchen units. Composite roll edge work surface. Fitted fridge and freezer. Integral Hotpoint washing machine. Bosch dishwasher. Four ring gas hob with oven below and Bosch extractor above. Stainless steel sink with mixer tap. Cupboard housing the boiler and consumer unit for the electrics above. Tiled splashback surround. Tiled floor. Large bay window overlooking the front garden. Downlighters. Radiator.

## LIVING ROOM

5.05m x 4.52m (16' 7 x 14' 10 )

Double aspect room with a double glazed window to the side and to the rear. Double glazed French doors providing access to the rear. 2 x radiators. Understairs storage cupboard. Coving. 3 x feature dimmer lights.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached via a turn staircase with wooden balustrade and handrail. Airing cupboard which houses boiler system. Smoke alarm. Central feature downlights. Access to the loft (fully insulated).

### BEDROOM ONE

3.96m 0.91m x 3.05m 2.74m (13' 3 x 10' 9 )

Large double glazed window to the front. Fitted wardrobes. Radiator.

### EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with a full tiled surround. Wash hand basin. Low level WC. Heated towel rail. Obscured double glazed window to the front. Downlighters. Extractor fan.

### BEDROOM TWO

3.56m x 2.51m (11'8" x 8'2")

Large double glazed window to the rear overlooking the rear garden. Radiator. Central feature downlight.

### BEDROOM THREE

2.77m x 1.93m ( 9'1" x 6'3")

Currently set up as an office. Large double glazed window to the rear. Radiator. Central feature downlight.

## BATHROOM

Bath with overhead shower attachment. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Obscured double glazed window to the side. Downlighters.

## OUTSIDE

### FRONT

An attractive front garden with a central path leading to the front door with level lawn on each side with shrub borders. There are is a driveway providing off street parking for up to three cars, which leads to the:

### GARAGE

Up and over door to the front. Power. Plenty of storage in the roof void.

### SOUTH FACING REAR GARDEN

There is a patio immediately to the rear. The remainder of the garden is laid to lawn with flower/shrub borders. Garden shed to the rear of the garage. Towards the end of the garden through the lattice fencing there is a well maintained, low maintenance garden area. Outside lighting. There is a useful side gate giving access to the front of the property.

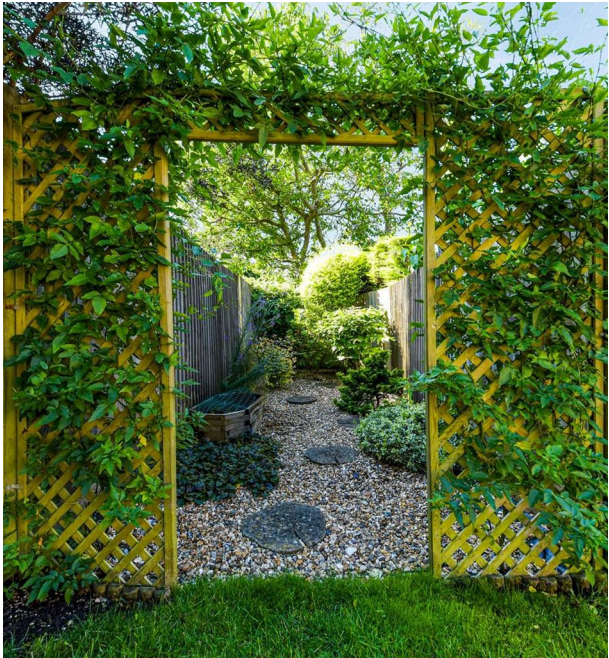
### MAINTENANCE FEE

£355.00 which covers garden and ground maintenance of communal areas, lighting, road drains etc.

### COUNCIL TAX

Reigate & Banstead BAND E £2,959.20 2024/25



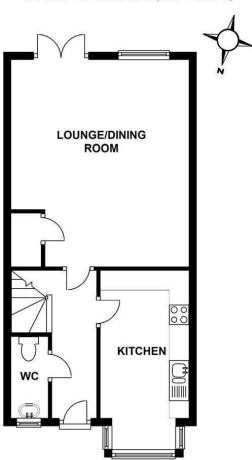




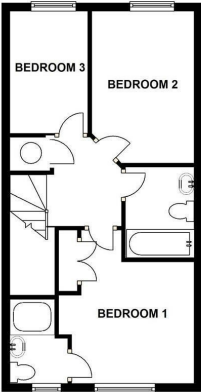
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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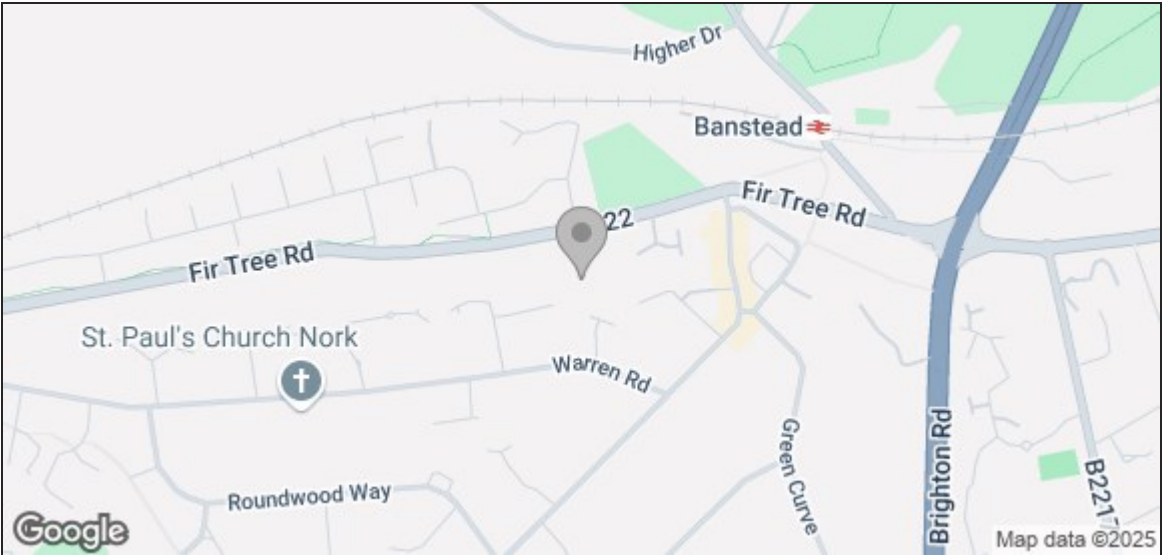
GROUND FLOOR  
APPROX. 41.8 SQ. METRES (450.3 SQ. FEET)



FIRST FLOOR  
APPROX. 39.8 SQ. METRES (428.4 SQ. FEET)



TOTAL AREA: APPROX. 81.6 SQ. METRES (878.8 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	