

Pine Place Banstead, Surrey SM7 1LY

WILLIAMS HARLOW ARE EXCITED TO BRING A THREE BEDROOM DETACHED HOUSE TO THE MARKET. Situated on a quiet cul-de-sac in Banstead within walking distance to the local amenities and transport links, the house is currently undergoing full redecoration. Consisting of a full-length reception room, a good size kitchen and conservatory overlooking the rear garden plus a separate WC downstairs, with three bedrooms (2 doubles, 1 single) and a family bathroom upstairs. Further benefits include, gas central heating, private garage and private driveway.

£1,900 PCM



DRIVEWAY

Accessed off the cul-de-sac in front of the garage and next to the front grass-laid garden with space for 2 cars

COUNCIL TAX

Council Tax Band F (£2,993.05) 2021 / 22

FRONT DOOR

Leads into an internal porch area with access into

HALLWAY

..accessed from the internal porch with wood floor providing access to all other rooms

DOWNSTAIRS WC

Leading off the hallway with a WC and hand-basin

RECEPTION ROOM

Full length of the building with large double-glazed windows at each end

KITCHEN

Fully equipped kitchen with access to the reception room and conservatory and windows overlooking the rear garden

CONSERVATORY

Glazed conservatory with access to the garage, the kitchen and the rear garden

STAIRCASE

leading up to..

LANDING

giving access to...

BEDROOM ONE

Carpeted double sized bedroom overlooking the rear garden

BEDROOM TWO

Double bedroom with built-in wardrobes, carpet and windows overlooking the front garden

BEDROOM THREE

Single room for bedroom or use as a study

BATHROOM

Family bathroom with shower over bath, WC and basin

REAR GARDEN

Large well-maintained garden with patio, grass and flower-bed edging. Access from the conservatory and independent side access.

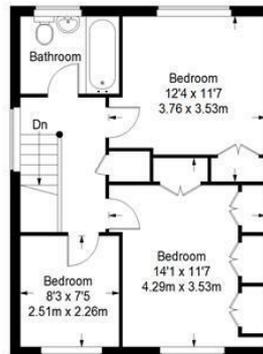
GARAGE

Large, single garage at the front of the property on the driveway





Pine Place, Banstead



Ground Floor = 781 sq ft

First Floor = 441 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 781 sq ft / 72.55 sq m
 FIRST FLOOR = 441 sq ft / 40.97 sq m
 Total = 1222 sq ft / 113.52 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	