

## Dunnymans Road Banstead, Surrey SM7 2AN

WILLIAMS HARLOW ARE EXCITED TO BRING A FOUR BEDROOM SEMI-DETACHED HOUSE TO THE MARKET. Situated on a quiet residential cul-de-sac, located a few minutes walk from Banstead Village High Street and all the local amenities. This is a brilliant house providing a large open-plan downstairs accommodation with a fully equipped kitchen, dining area and lounge area with access to the large rear garden. Upstairs gives four well-proportioned bedrooms (3 doubles) and a family bathroom. Further benefits include gas central heating, double glazing and two off-street car parking spaces. Available at the end of April on an unfurnished basis.

£3,000 PCM Furnished/unfurnished



## FRONT DOOR

Outside light. Giving access through to:

## ENTRANCE HALL

1.52m x 0.81m (5'0 x 2'8)

Panelled walls. Radiator. Tiled floor. Coving.

## DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin with tile splashback. Window to front. Radiator. Continuation of the tiled flooring.

## FRONT RECEPTION ROOM

4.88m x 3.58m (16'0 x 11'9)

Window to front. Radiator. Coving. Downlighters. Wood effect flooring. Understairs storage cupboard. Turn staircase to the first floor with attractive balustrade. Open through to:

## SITTING ROOM

4.90m x 3.18m (16'1 x 10'5)

Window to rear. Thermostat for heating. Coving. Radiator. Continuation of wood effect flooring. Open through to:

## DINING ROOM

5.03m x 2.31m (16'6 x 7'7)

Window to front. Radiator. Services cupboard. Downlighters. Coving.

## KITCHEN

3.07m x 2.77m (10'1 x 9'1)

Well fitted with a modern range of wall and base units. High gloss roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Spaces for washing machine and dishwasher. Fitted oven and grill. Surface mounted halogen hob and chimney extractor above. A comprehensive range of eye level cupboards. Wall mounted gas central heating boiler. Part tiled walls. Tiled effect flooring. Downlighters. Window and part glazed door to the rear. Radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase with access to loft void. Airing cupboard.

### BEDROOM ONE

3.66m x 3.12m (12'0 x 10'3)

Window to front. Radiator. Wood effect flooring.

### BEDROOM TWO

3.66m x 2.90m (12'0 x 9'6)

Window to front. Radiator.

### BEDROOM THREE

3.00m x 2.39m (9'10 x 7'10)

Window to rear. Radiator.

### BEDROOM FOUR

4.27m x 1.88m (14'0 x 6'2)

Window to rear. Radiator. Wood effect flooring.

## BATHROOM

White suite. Panel bath with mixer tap and independent shower above with glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Window to rear. Part tiled walls. Tiled floor. Heated towel rail. Downlighters. Shaver point.

## OUTSIDE

### FRONT

There is off street parking for two vehicles. Here you can access the property's front door. To the side of which there is a wooden garden gate which gives useful access to:

### REAR GARDEN

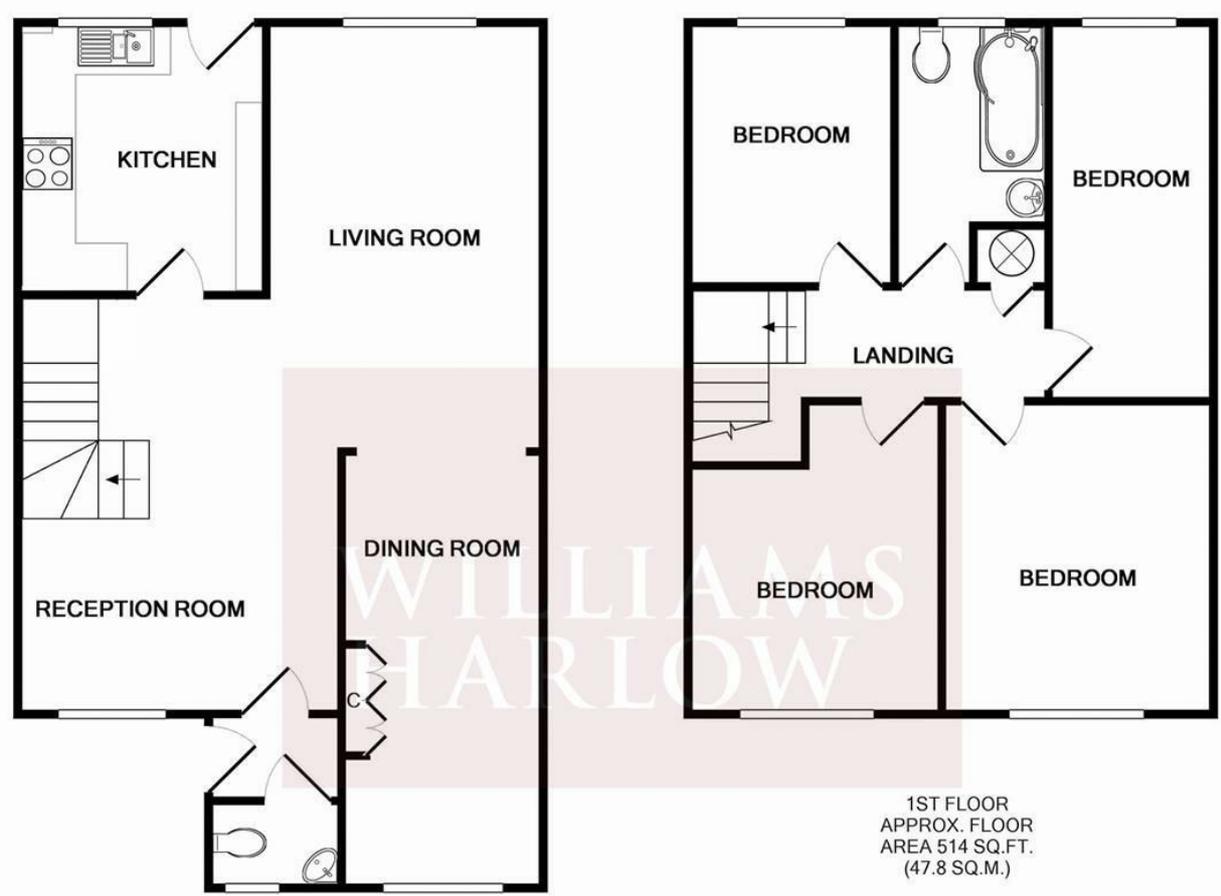
22.25m x 7.92m approximately (73'0 x 26'0 approximately)

There is a patio expanding the immediate rear width of the property. Outside tap. The remainder of the garden is laid to level lawn flanked by attractive flower and shrub borders. Towards the end of the garden there is a recently constructed wooden garden shed.

## COUNCIL TAX

Council Tax Band F (£3,537.14) 2025 / 26



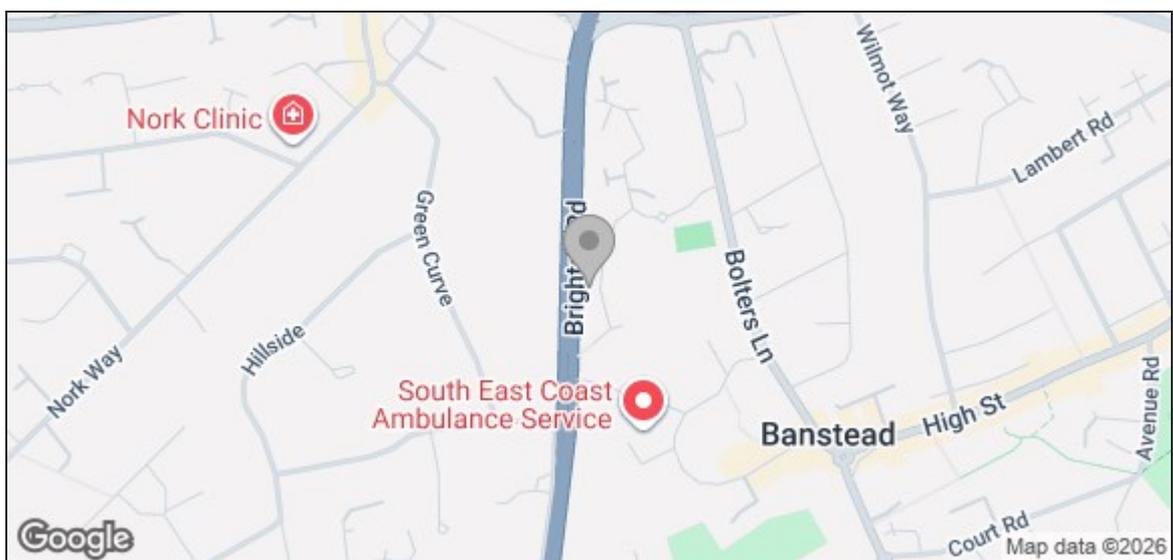


GROUND FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.2 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	