



Chipstead Way, Banstead, Surrey SM7 3JN
£1,800 PCM Unfurnished



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PROUD TO BRING THIS FOUR BEDROOM SEMI-DETACHED FAMILY HOME TO THE MARKET. The property is situated on the border of Chipstead and in close proximity to Chipstead Train Station and the local amenities. Comprising downstairs of two reception rooms, separate WC and a large kitchen-diner with bi-folding doors into the rear garden and a utility room; upstairs provides 4 bedrooms (3 doubles, 1 large single) and a family bathroom. The rear garden has a decking area with direct access from the kitchen-diner and a good-size grass area and scenic countryside views, the front provides off-street parking for two cars. Available from the end of August on an unfurnished basis.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



OUTSIDE FRONT

Paved driveway with off-street parking for two vehicles

ENTRANCE

Leads into the hallway

FRONT RECEPTION ROOM

Accessed from the hallway and overlooks the front driveway. Working fire-place and carpets.

REAR RECEPTION ROOM

Overlooks and provides direct access to the outside decking area. carets and working fire-place.

KITCHEN-DINER

Huge kitchen-diner with double bi-folding doors to the rear garden. Fully fitted kitchen with additional utility room. Views over the surrounding countryside.

UTILITY ROOM

Washing machine and tumble dryer.

STAIRCASE

Leads to the upstairs accommodation

BEDROOM 1

Double size room overlooking the rear garden

BEDROOM 2

Single room/study room located at the front of the house

BEDROOM 3

Double size room overlooking the front of the property

BEDROOM 4

Double size room in the loft conversion with views over the surrounding countryside.

REAR GARDEN

Large elevated decking area to provide scenic views and a good-sized grass area and border flower-beds.

COUNCIL TAX

Council Tax Band E (£2,372.98) 2019/20



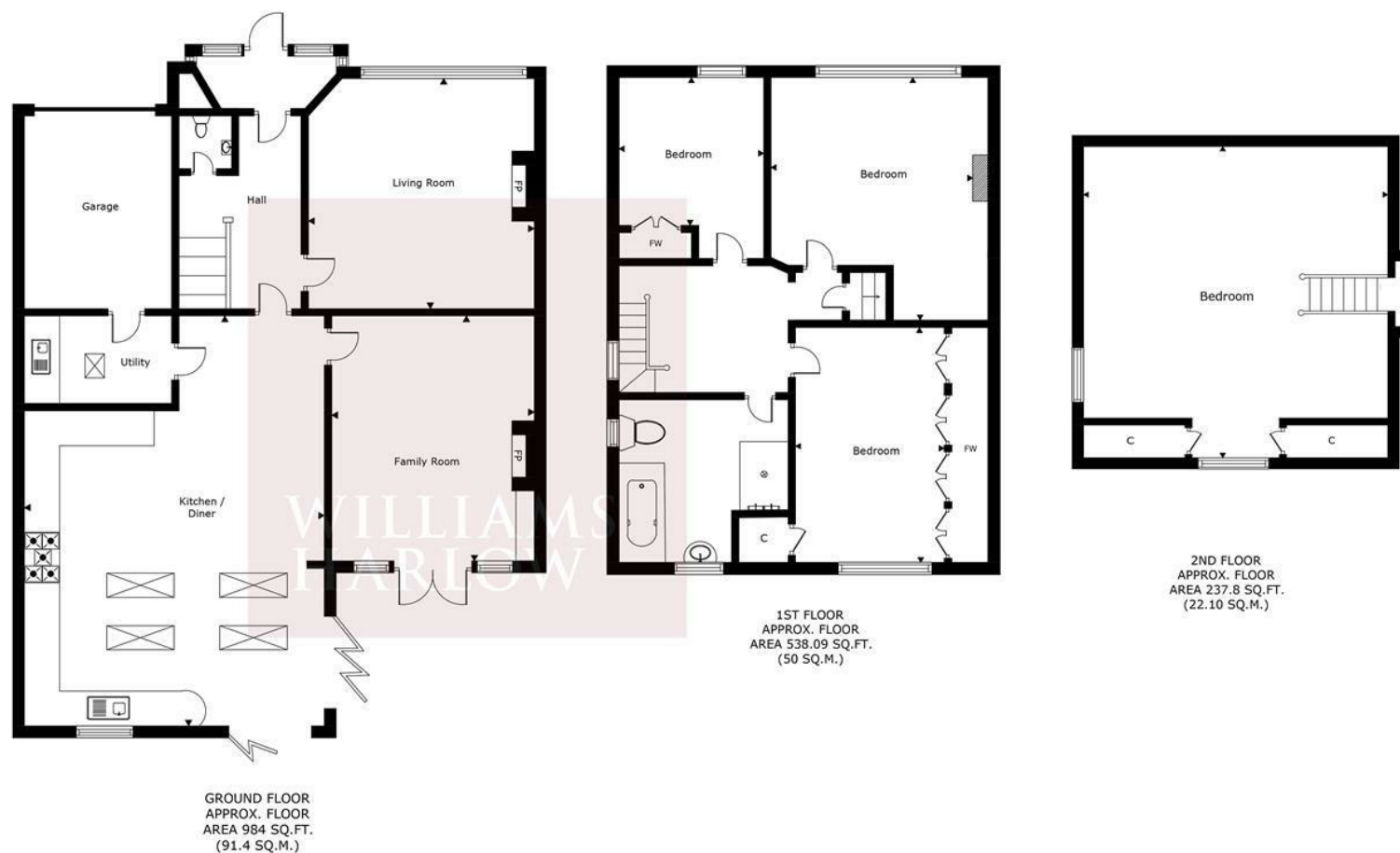
Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

lettings@williamsharlow.co.uk

www.williamsharlow.co.uk



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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