

**WILLIAMS  
HARLOW**

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## Prestbury Crescent Banstead, Surrey SM7 3PJ

WILLIAMS HARLOW ARE EXCITED TO BRING A NEW THREE BEDROOM HOUSE TO THE MARKET. Situated on a quiet, tree-lined residential street in Banstead near to all amenities. Consisting of two double bedrooms, one single bedroom and a family bathroom upstairs; a family size kitchen and full-length reception room leading to the garden room and the grass-laid garden. Further benefits include fresh redecoration, gas central heating and a private garage and driveway. Available immediately on an unfurnished basis.

£1,550 PCM



## DRIVEWAY

Paved driveway with parking for 2 cars

## ENTRANCE

Door leads into hallway with new paint job and wood flooring

## RECEPTION ROOM

Feature fire-place and bay window with new carpets and rear doors leading into the garden room

## KITCHEN

Fully fitted, new kitchen with new appliances and rear door leading into the garden

## GARDEN ROOM

Links the garden to the reception room

## MASTER BEDROOM

Double room with new carpets and bay window

## SECOND BEDROOM

Double size and new carpets over-looking the rear garden

## THIRD BEDROOM

Single bedroom with new carpets and large window overlooking the front

## BATHROOM

Family bathroom with shower over bath, WC and hand-basin

## GARDEN

Rear garden laid mainly to grass with patio area

## GARAGE

Private garage for sole use by tenants

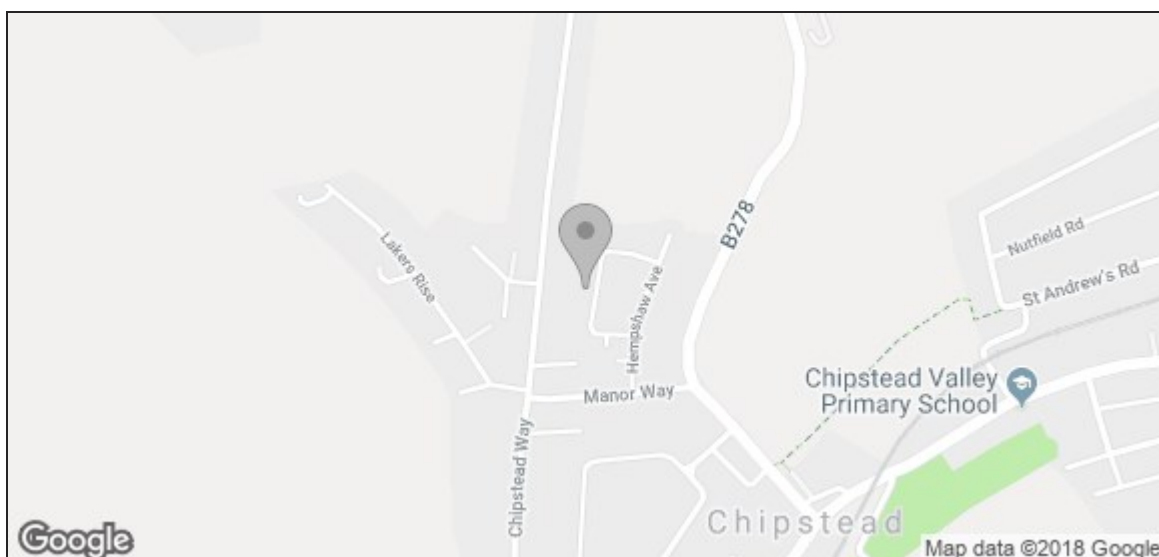
## COUNCIL TAX

Council Tax Band D (£1,868.71) 2018/19





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	61	
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		