

## Hillside Close Banstead, Surrey SM7 1ET

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an end of terrace TWO BEDROOM property that requires modernisation with the potential to be extended. (S.T.P.C). The property is located in a quiet residential area overlooking a communal green. There is a living room, kitchen, two double bedrooms, family bathroom and a private rear garden. SOLE AGENTS.

Offers In The Region Of £395,000 - Freehold



## ENCLOSED PORCH

Accessed full glazed front door with full height window to the side. Cupboard to side. Further door giving access through to the:

## ENTRANCE HALL

Stairs rising to the first floor.

## LIVING ROOM

Double aspect room with window to front, side and rear. 2 x radiators. Door giving access to the:

## KITCHEN

A range of wall and base kitchen cupboards/drawers. Sink drainer. Space for cooker. Spaces for washing machine and dishwasher. Part tiled walls. Window to the rear. Door giving direct access to the rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM ONE

Window to the front. Radiator.

### BEDROOM TWO

Window to the rear. Radiator.

### BATHROOM

Bath. Wash hand basin. Low level WC.

## OUTSIDE

### FRONT

Pathway giving access to the front door.

### REAR GARDEN

There is a patio immediately to the rear. Side gate giving pedestrian access to the road. The remainder of the garden is laid to level lawn with mature shrubs and trees. There is a garden shed at the end of the garden.

### PARKING

Allocated parking space to the front of the property.

### COUNCIL TAX

Reigate & Banstead BAND C £1,986.98 2023/24



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.

**WILLIAMS  
HARLOW**

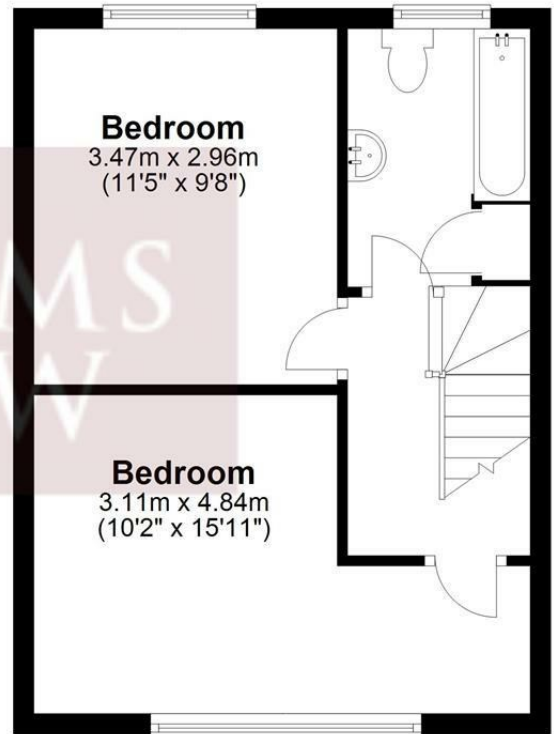
**Ground Floor**

Approx. 35.7 sq. metres (384.4 sq. feet)

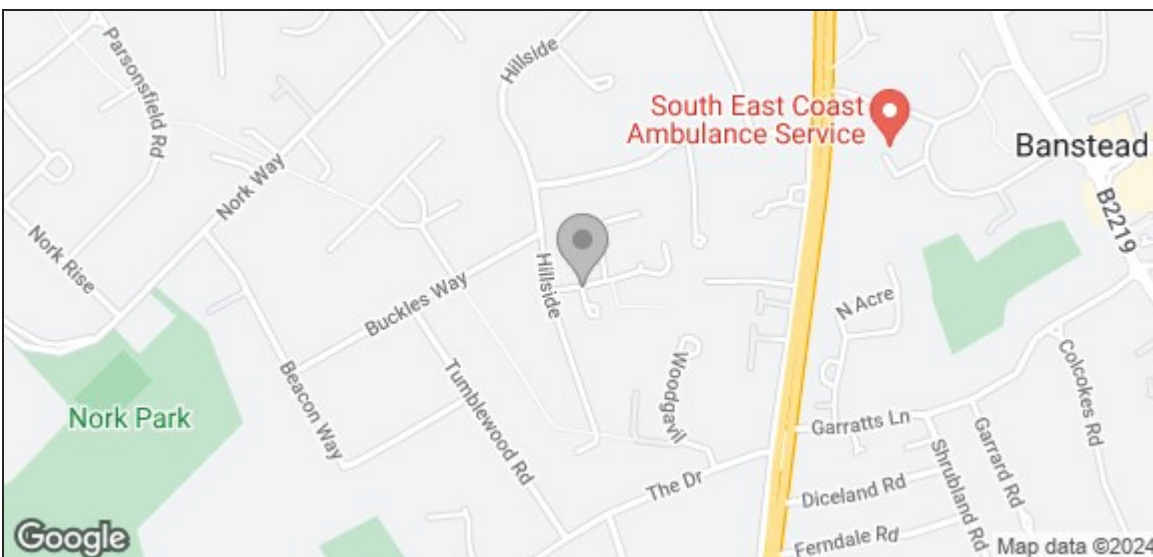


**First Floor**

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 68.0 sq. metres (732.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	