

## Burgh Wood

### Banstead, Surrey SM7 1EW

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS THREE DOUBLE BEDROOM DETACHED FAMILY HOME TO THE MARKET. Located in a premier residential road well positioned for good local schools and shops this character house offers a bathroom and separate shower room. There are two good sized reception rooms, downstairs WC, re-fitted kitchen and a large utility room. The garden also enjoys a south facing aspect and extends to approx. 185' and affords a good degree of privacy. Available immediately on an unfurnished basis.

£2,000 PCM



## FRONT DOOR

Replacement front door to recess canopy with outside light and obscured glazed window to side, giving access through to:

## ENTRANCE HALL

With a wide turn staircase rising to the first floor. There is Amtico flooring, radiator and thermostat for gas central heating.

## LOUNGE

The room is of triple aspect with windows either side and a large picture window to the rear enjoying a pleasant outlook over the rear garden. There is a continuation of the Amtico flooring, coving, 2 x radiators and log burner.

## DINING ROOM

Double aspect with window to side and an attractive bay window to front. Continuation of the Amtico flooring, coving, downlighters and radiator.

## KITCHEN

Well fitted with a modern range of wall and based units comprising of work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There are cupboards and drawers below the work surface with space for cooker and space for slimline dishwasher. There is an eye level cupboard, chimney extractor, shelving and recess suitable for upright fridge freezer. Large understairs storage larder with an obscured glazed window to the front and the electricity consumer unit. Window to rear.

## REAR LOBBY

Amtico flooring. Connecting door to rear. Doorway to:

## DOWNSTAIRS WC

WC. Wash hand basin with mixer tap and vanity cupboards below. 2 x obscured glazed windows to side. Radiator. Amtico flooring.

## UTILITY ROOM

Work surface with space below for both washing machine and tumble dryer. There is an eye level cupboard. Wall mounted gas central heating boiler with time clock and switch gear below. Continuation of the Amtico flooring. Radiator. Obscured glazed window to the side.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft void with loft ladder. Window to front. Radiator and picture rail. Airing cupboard.

### BEDROOM ONE

The room is of double aspect with two windows to rear and a further window to side. Views to the rear garden. Amtico flooring. Build in wardrobes providing useful hanging and storage. Picture rail and radiator.

### BEDROOM TWO

Amtico flooring, picture rail and radiator. 2 x windows to the rear with views to the garden.

### BEDROOM THREE

Measured into an attractive bay window to the front. The room is of double aspect so there is a further window to side. Radiator. Picture rail. There is fine open views to the front.

### BATHROOM

Panel bath with a mixer tap and shower attachment. Wash hand basin with mixer tap. Obscured glazed window to front and side. Fully tiled walls. Downlighters. Radiator. Amtico flooring.

### SHOWER ROOM

Fully enclosed shower cubicle with extractor above. Low level WC. Wash hand basin with mixer tap. Amtico flooring. Radiator and downlighters. Obscured glazed window to the front.

### REAR GARDEN

There is a patio immediately to the rear of the property with a brick retaining wall. Various flower and shrub borders. There a log store. There are steps up to the remainder of the garden which is principally laid to two areas of lawn flanked by mature flower and shrub borders. Towards to the end of the garden there is a decked area and a wooden garden shed. The garden enjoys a good degree of privacy.

### COUNCIL TAX

Council Tax Band G (£3,357.48) 2020/21

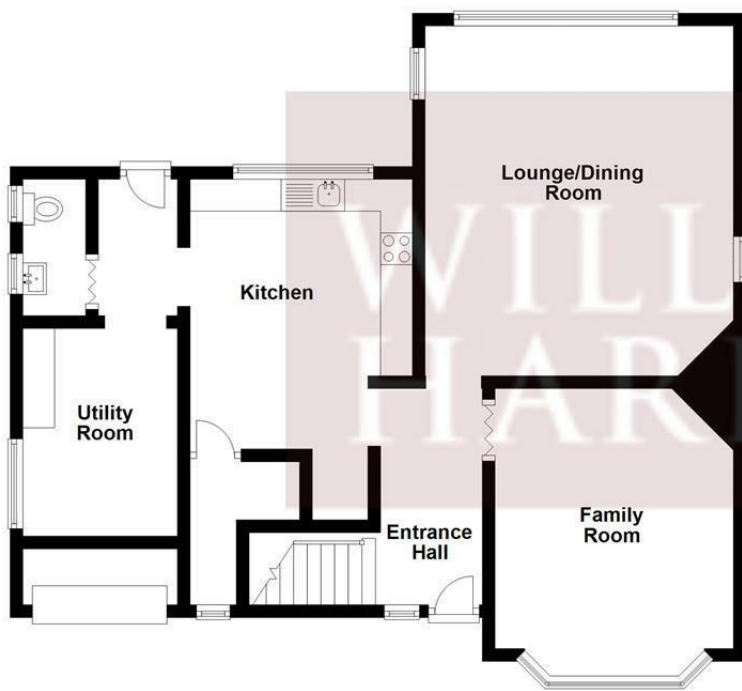






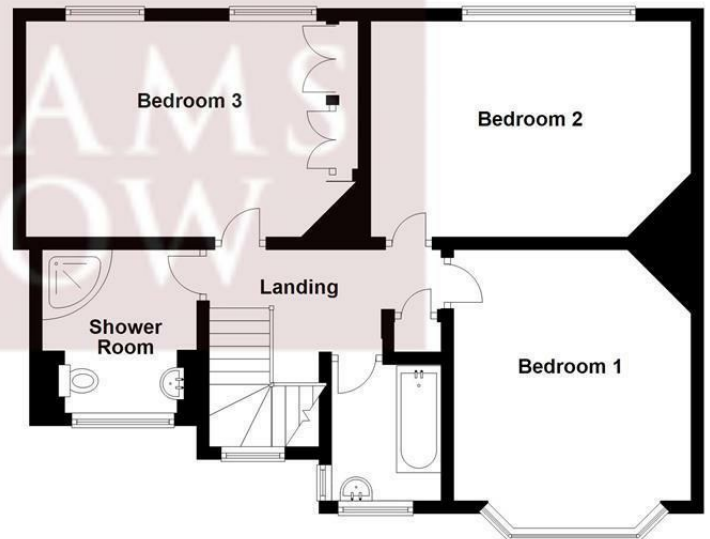
**Ground Floor**

Approx. 89.3 sq. metres (961.6 sq. feet)



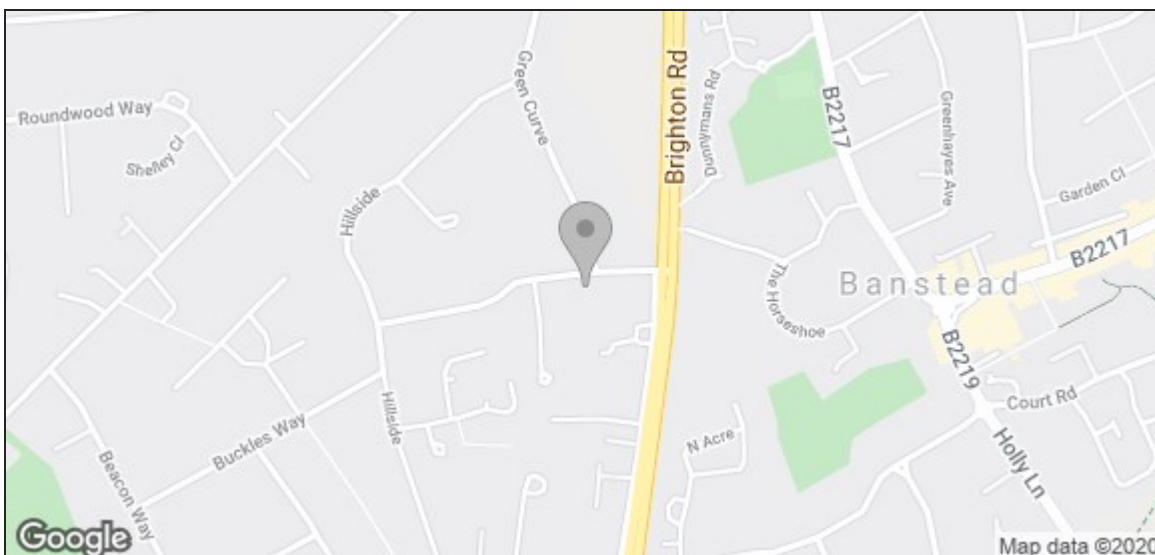
**First Floor**

Approx. 72.9 sq. metres (784.5 sq. feet)



Total area: approx. 162.2 sq. metres (1746.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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