



Hillside, Banstead, Surrey SM7 1HA  
£1,550 PCM



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**WILLIAMS  
HARLOW**





WILLIAMS HARLOW ARE PLEASED TO PRESENT A LARGER THAN AVERAGE TWO BEDROOM HOUSE TO THE MARKET. Recently redecorated throughout and situated on a residential cul-de-sac within walking distance to Banstead Village High Street, this house is deceptively spacious. Consisting of a good-size kitchen, a large, bright lounge overlooking the beautiful garden and a separate study/office, WC, and utility room downstairs and two double bedrooms and a family bathroom upstairs. The garage is accessible from inside and the utility room has a adjoining workshop that leads into the rear garden. Available early August on an unfurnished basis.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





## DRIVEWAY

In and out driveway with access to single garage

## ENTRANCE

## HALLWAY

Newly carpeted hallway providing access to all rooms

## STUDY

Freshly redecorated and with double-glazed bay window overlooking the front garden

## LIVING ROOM

Good size, bright room with feature fire-place and new carpets

## DINING AREA

Fully glazed dining area providing views over the beautifully manicured rear garden

## KITCHEN

Large, fully equipped kitchen overlooking the rear garden

## BOOT ROOM/UTILITY ROOM

Accessed from kitchen and providing access to the adjoining workshop, rear garden and front driveway

## WORKSHOP x 2

Double workshop with direct access into the rear garden

## WC

Downstairs WC

## STAIRCASE

Newly carpeted staircase

## BEDROOM 1

Double bedroom overlooking the rear garden

## BEDROOM 2

Double size room over looking the rear garden with built-in wardrobe space

## BATHROOM

Family bathroom consisting of shower over bath, WC and hand-basin

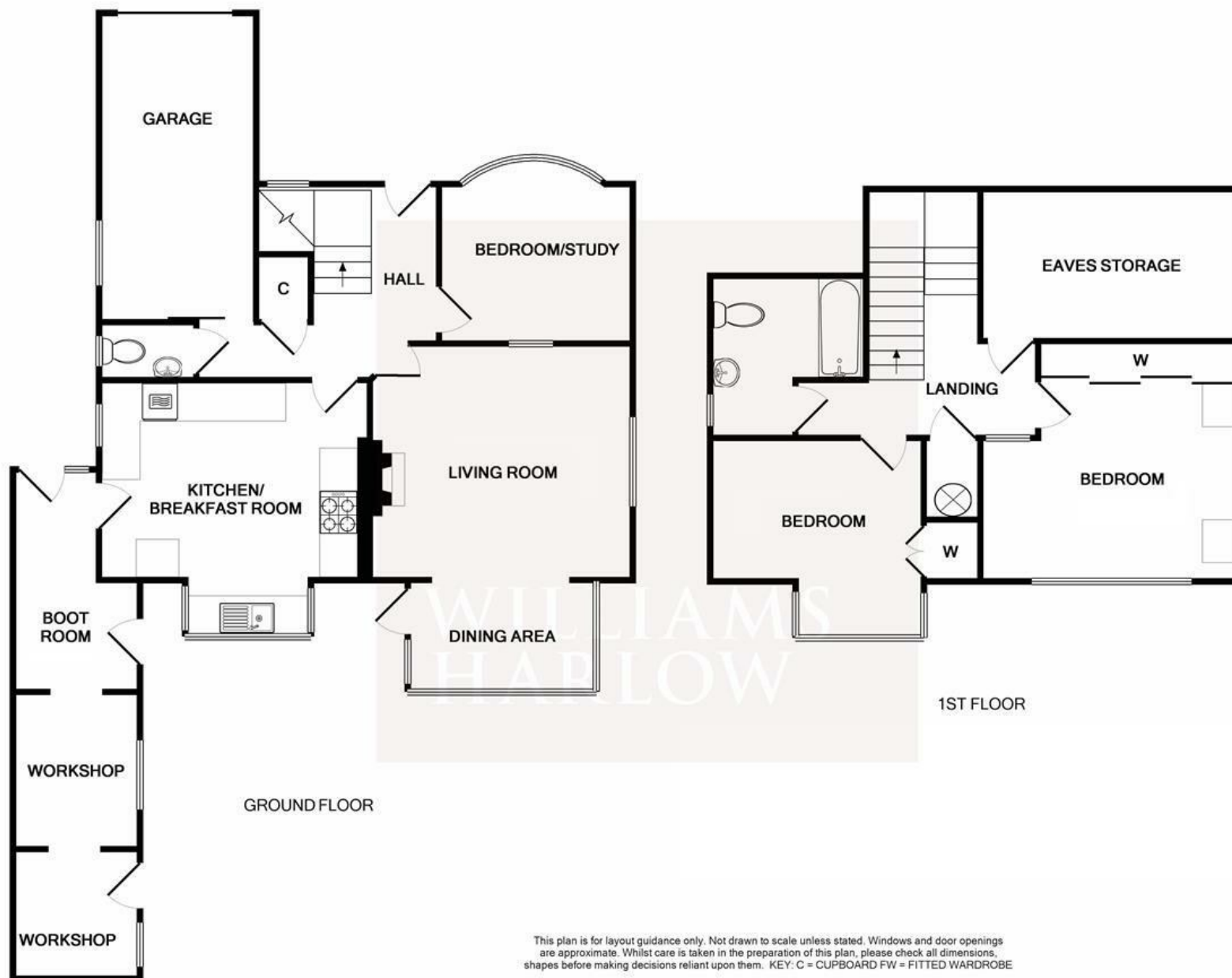
## COUNCIL TAX

Council Tax Band E (£2,462.16) 2020/21



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