

North Acre Banstead, Surrey SM7 2EG

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS REDECORATED TWO BEDROOM MAISONETTE NEAR BANSTEAD VILLAGE CENTRE. Comprising two double bedrooms, a modern bathroom, an excellent size reception room and good-size kitchen. Both bedrooms have built-in wardrobes with laminate wood flooring throughout and gas central heating. In an excellent residential location within walking distance to the Village High Street, the property also includes a private garden. Available immediately on an unfurnished basis.

£1,250 PCM Unfurnished



ENTRANCE HALL

laminated flooring, 2 x storage cupboards, radiator and downlighters.

LOUNGE

4.88 x 4.45 (16'0" x 14'7")

laminated flooring, double glazed picture window with front aspect, downlighters and radiator.

KITCHEN

2.79 x 2.49 (9'2" x 8'2")

laminated flooring, double glazed window dual aspect. Wall mounted central heating boiler. 1 1/2 bowl sink unit. Washing machine, gas cooker, fridge and integrated freezer.

BEDROOM ONE

3.84 x 3.10 (12'7" x 10'2")

double glazed window, laminated flooring. Built in wardrobe, radiator and downlighters.

BEDROOM TWO

3.91 x 3.10 (12'10" x 10'2")

Double glazed picture window, built in wardrobe and radiator.

BATHROOM

Tiled full-width shower cubicle. Vanity unit housing wash hand basin. Low level wc. Frosted window. Tiled floor, fully tiled walls and downlighters.

OUTSIDE

PRIVATE REAR GARDEN

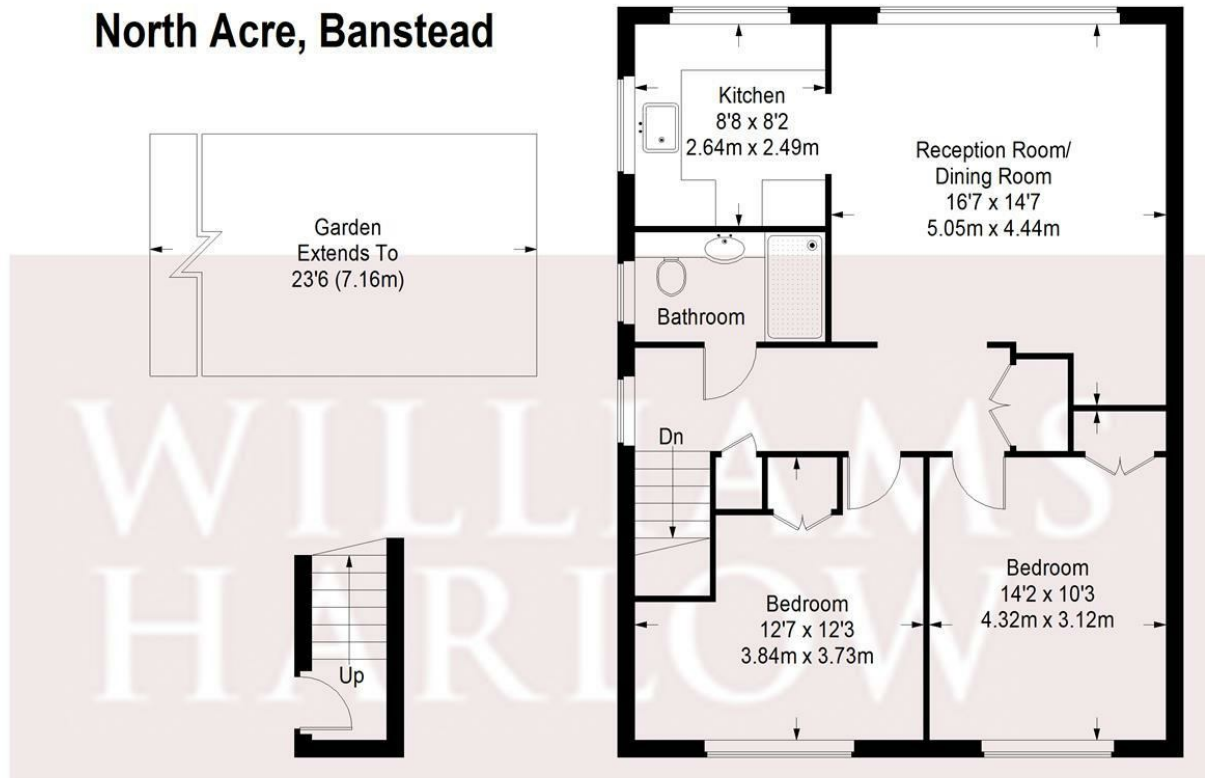
to rear of the property with shrubs.

COUNCIL TAX

Council Tax Band C (£1,841.88) 2021 / 22



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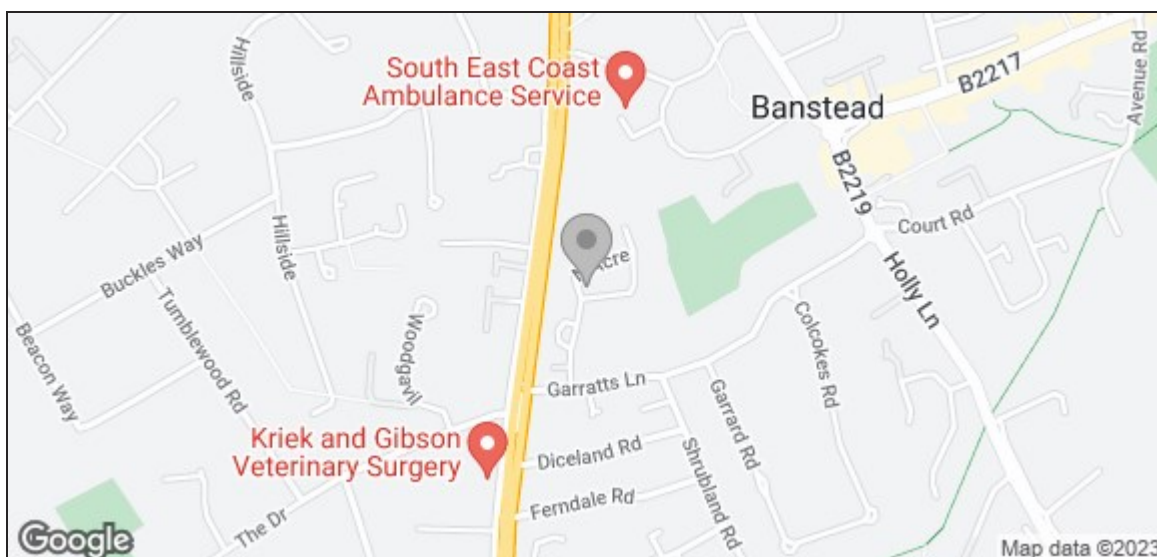


Ground Floor Entrance = 29 sq ft

First Floor = 713 sq ft

Approximate Gross Internal Area
GROUND FLOOR ENTRANCE = 29 sq ft / 2.69 sq m
FIRST FLOOR = 713 sq ft / 66.24 sq m
Total = 742 sq ft / 68.93 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



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	50	67
EU Directive 2002/91/EC		