

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

Dunnymans Road Banstead, Surrey SM7 2AN

£2,300 PCM Unfurnished



WILLIAMS HARLOW ARE PROUD TO PRESENT THIS GOOD CONDITION 3 BEDROOM FAMILY HOME TO THE MARKET. Ideally located on a quiet cul-de-sac within walking distance to Banstead High Street, this is the ideal home for a couple or small family. Consisting of a fully-equipped kitchen, downstairs WC, large reception room leading to the rear good-size garden and boot room; upstairs provides three bedrooms (2 doubles, 1 single) and two modern bathrooms (1 en-suite). Further benefits include double-glazing, garage and private driveway. Available late September on an unfurnished basis.



OUTSIDE

Quiet residential cul-de-sac

COUNCIL TAX

Council Tax Band F (£3,379.06) 2024 / 25

DRIVEWAY

Private driveway in front of private garage flanked by hedges and grass lawn

FRONT DOOR

Small awning above

ENTRANCE HALL

Housing meter cupboard and providing access to:

KITCHEN

Modern finish and fully equipped with washer-dryer, dish-washer, fridge-freezer, oven and electric hob

DOWNSTAIRS WC

Accessed from hallway with WC and and-basin

LOUNGE

Fully carpeted with double-glazed french doors leading into the rear garden and access to:

BOOT ROOM

Tiled floor with double access into the lounge and rear garden. Storage cupboards as well.

STAIRCASE

Carpeted up to:

BEDROOM ONE

Large double size overlooking the rear garden with double built-in wardrobe

EN-SUITE

Modern, fully tiled shower room, with WC and hand-basin

BEDROOM TWO

Good double size overlooking the front garden

BEDROOM THREE

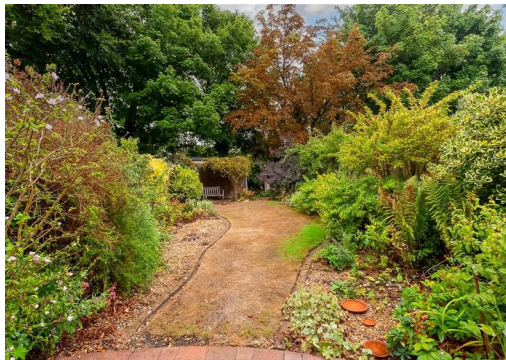
Single bedroom overlooking the rear garden

FAMILY BATHROOM

Shower over bath, WC and hand-basin

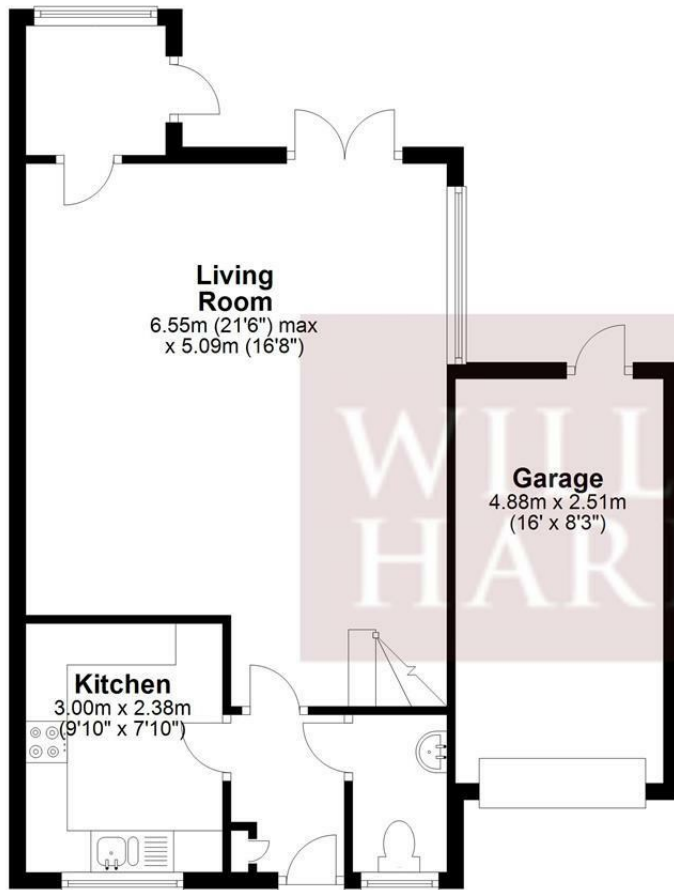
REAR GARDEN

Small patio area and main area laid to grass with flowers and shrub borders



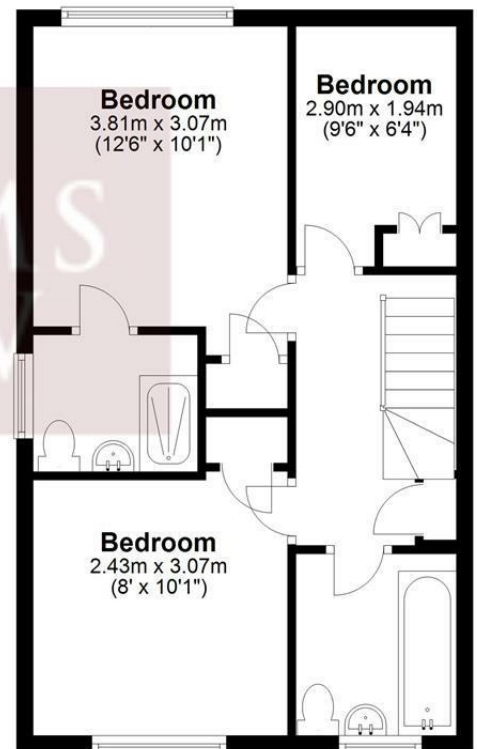
Ground Floor

Main area: approx. 46.3 sq. metres (498.5 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.1 sq. feet)



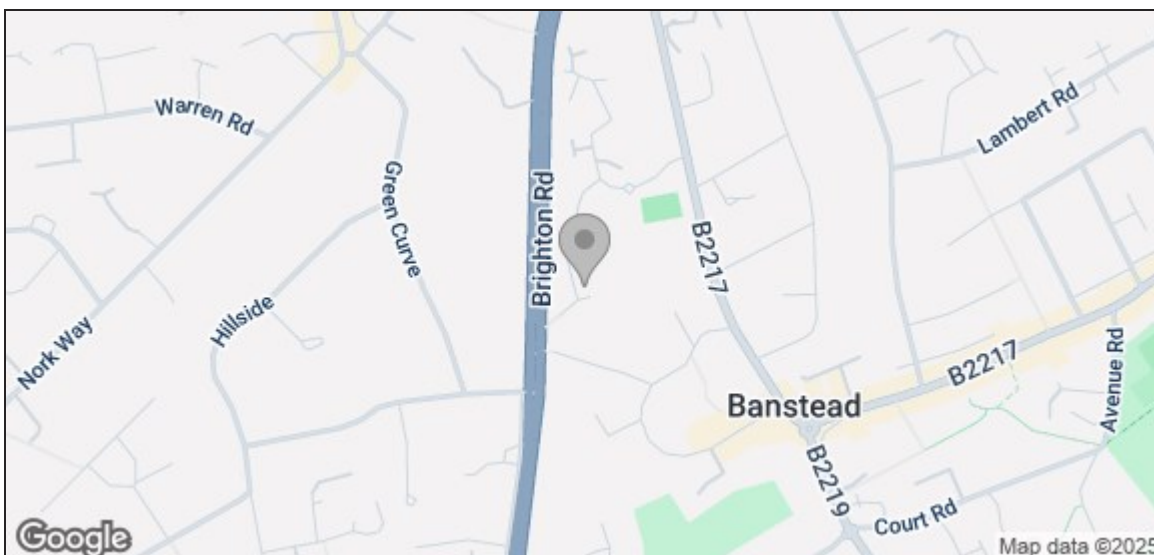
First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Main area: Approx. 90.3 sq. metres (972.1 sq. feet)

Plus garages, approx. 12.3 sq. metres (132.1 sq. feet)



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		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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