

Woodmansterne Lane Banstead, SM7 3AB

WILLIAMS HARLOW ARE PLEASED TO PRESENT A TWO BEDROOM GROUND FLOOR MAISONETTE TO THE MARKET. Situated within a popular residential block located only a few minutes walk from Banstead Village High Street, the maisonette has just undergone full re-decoration and new carpets laid. The property consists of two double bedrooms with built-in wardrobes, a family bathroom, two storage cupboards, a decent size kitchen and a spacious reception room. Further benefits include a private front patio area, double glazing throughout and an allocated, undercover car port. Available immediately on an unfurnished basis.

£1,700 PCM Unfurnished



DEVELOPMENT

Popular secluded development only a couple of minutes walk from the Village High Street

ENTRANCE

Private ground floor entrance with small private outside area

HALLWAY

Newly carpeted and providing access to all rooms:

BEDROOM ONE

Double size with fresh decoration and new carpets overlooking the front landscaped gardens

BEDROOM TWO

Double size with fresh decoration and new carpets with built-in wardrobes

BATHROOM

Shower over bath, WC, hand-basin and heated towel-rail

KITCHEN

Good size galley kitchen with mod cons and a large amount of storage units at knee and eye level

RECEPTION ROOM

Full length reception room over-looking the front landscaped gardens

OUTSIDE

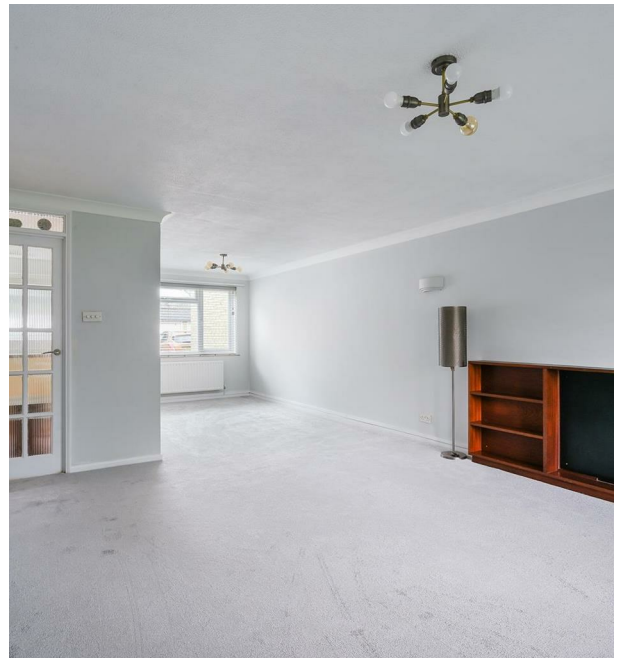
Large communal landscaped grounds with large privacy hedge protecting and screening the development

CAR PARKING

Allocated and covered number car port offering direct access into the building

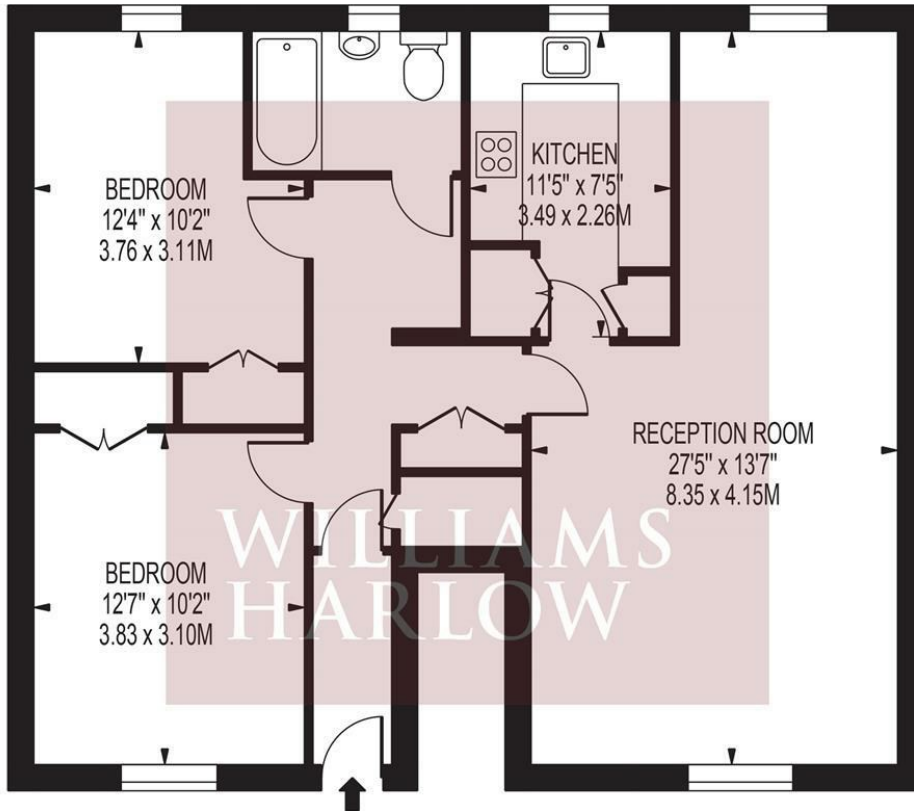
COUNCIL TAX

Council Tax Band D (£2,448.79) 2025 / 26



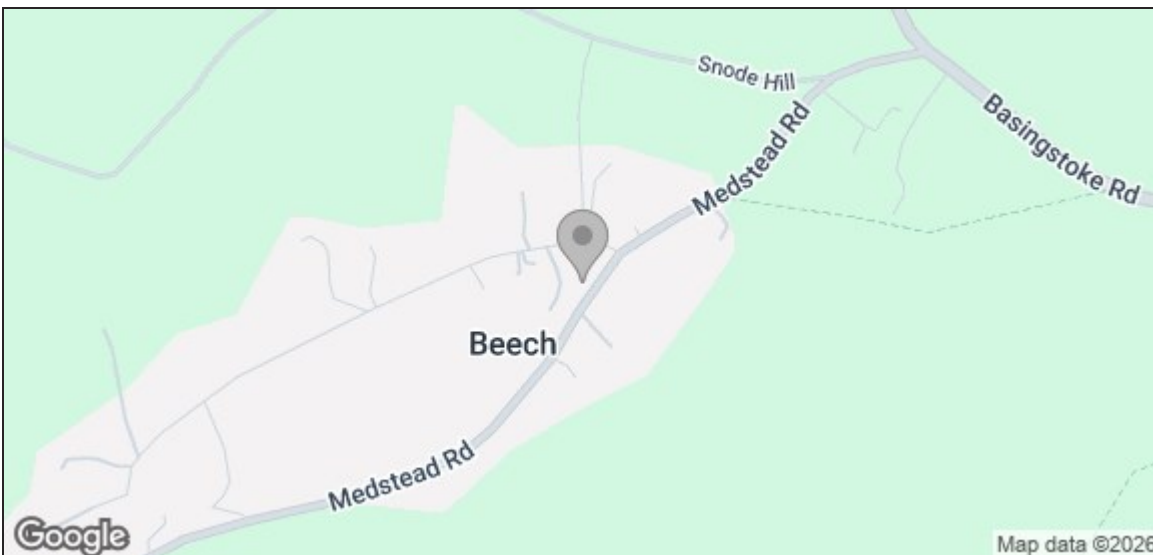
WELLS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 852 SQ FT - 79.16 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(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	