

## Park Road Banstead, Surrey SM7 3DZ

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS BEAUTIFUL TWO BEDROOM BARN CONVERSION TO THE MARKET. Situated in a quiet area of Banstead yet still close to the High Street, the property has undergone a full refurbishment and finished to the highest standard. Two double bedrooms, a good size bathroom and large open-plan kitchen-dining area with all integrated appliances and large island feature. With car parking for two cars and benefitting from double glazing and gas central heating this is a must see. Available mid-February on an unfurnished basis.

**£2,050 PCM Unfurnished**



## ENTRANCE

Large wood and glass front door leading directly into...

## KITCHEN-DINER

High-end finish with all modern appliances integrated and a large island providing a breakfast bar. Original exposed wood beams.

## BEDROOM ONE

Double size with double glazed window

## BEDROOM TWO

Double size with double glazed window

## BATHROOM

Shower over bath, WC, basin and heated towel rail - superb finish

## OUTSIDE

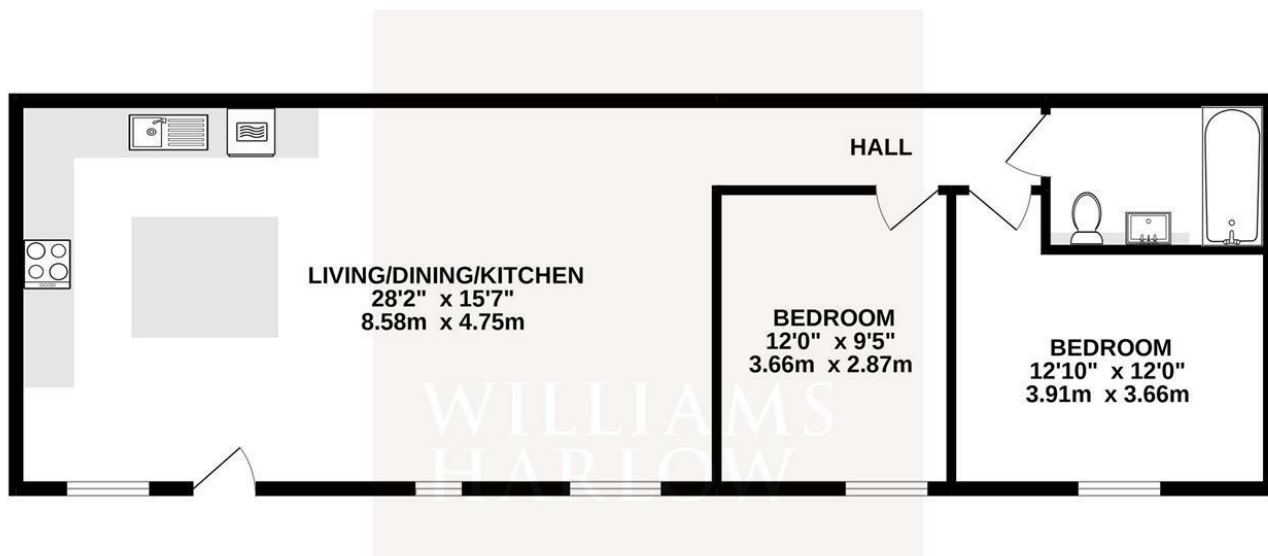
Patio area and secure parking for two cars

## COUNCIL TAX

Council Tax Band TBC



## GROUND FLOOR



**TOTAL APPROXIMATE FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)**

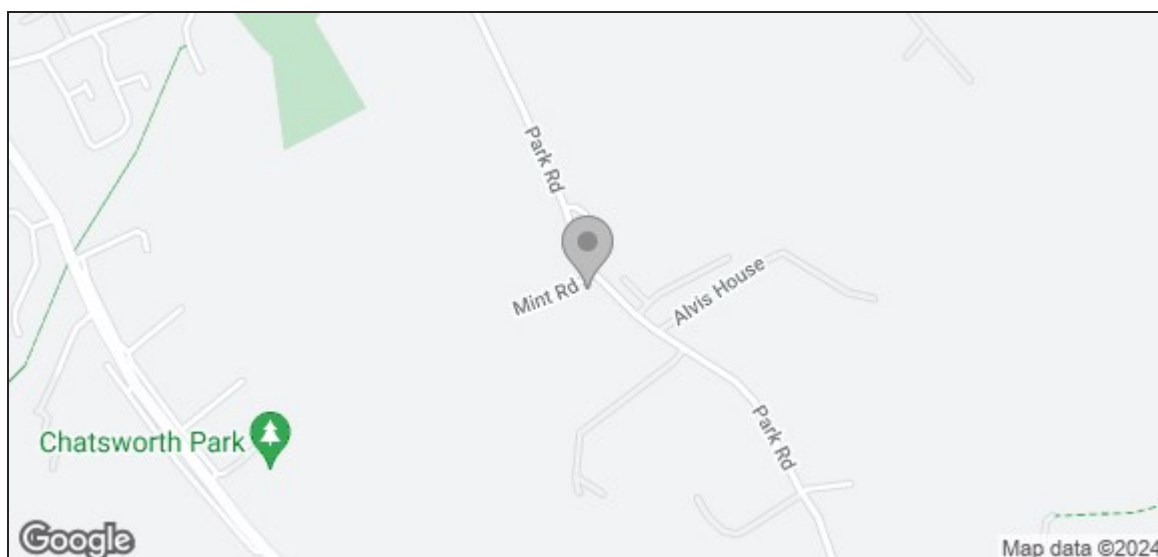
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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