

## Willow Close

Banstead, Surrey SM7 1BN

WILLIAMS HARLOW ARE PROUD TO BRING A TWO DOUBLE BEDROOM MAISONETTE TO THE MARKET. Situated on the first (top) floor of a purpose-built building within a cul-de-sac close to local amenities, the property has just been fully redecorated. Consisting of two double bedrooms, two bathrooms (1 en-suite), a good size reception room and fully equipped kitchen with a private rear garden. Further benefits include double glazing, gas central heating and an allocated car parking space. Available immediately on an unfurnished basis.

£1,600 PCM Unfurnished



## FRONT DOOR

With outside light, giving access through to:

## ENTRANCE HALL

Radiator, coving and circuit breakers. Stairs rising to:

## FIRST FLOOR HALLWAY

Access to loft void. Thermostat for gas central heating. Coving, radiator and airing cupboard.

## LOUNGE/DINING ROOM

Double aspect with windows to front and rear. There is ornate coving. 2 x radiators and doorway to:

## KITCHEN

Well fitted with a modern range of wall and base units comprising of work surfaces with an inset stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral fridge and freezer. Fitted oven and grill. Surface mounted gas hob with extractor above. Range of eye level cupboards with underlighting, one of which houses the gas central heating boiler. Part tiled walls, coving and tiled. Integral washer/dryer.

## BEDROOM ONE

The room benefits from being double aspect with window to side and front. Radiator and coving. Fitted wardrobe with sliding mirrored doors, this gives way to:

## GENEROUS EN-SUITE SHOWER ROOM

Large obscured glazed window to the front. Low level WC. Pedestal wash hand basin with mixer tap. Fully enclosed shower cubicle. Mirror incorporating shaver point. Half height tiling. Tiled floor. Coving. Ceiling mounted extractor and heated towel rail.

## BEDROOM TWO

Window to rear, radiator. Fitted wardrobe with further shelving to side. The measurement taken to include the fitted wardrobe.

## BATHROOM

White suite. Panel bath with mixer tap and shower attachment with concertina glass screen. Low level WC. Pedestal wash hand basin. Shaver light and point. Obscured glazed window to rear. Part tiled walls, tiled floor and heated towel rail. Ceiling mounted extractor.

## OUTSIDE

### PRIVATE REAR GARDEN

9.75mx 7.62m (32x 25)

Located towards the rear of the property. Principally lawned with a patio area and 2 x garden sheds.

## PARKING

There is one allocated one parking space laid to herringbone brick located adjoining the private rear garden.

## COUNCIL TAX

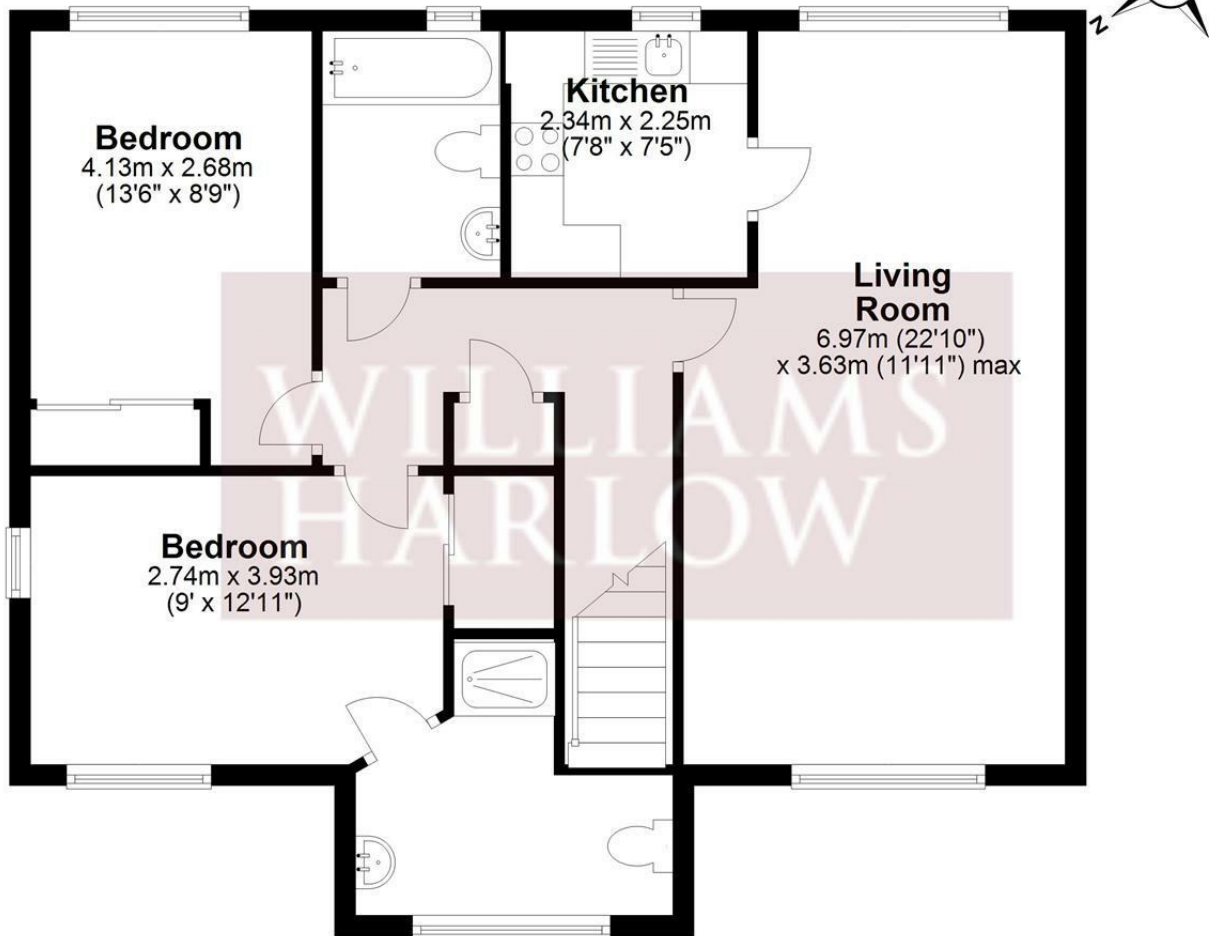
Council Tax Band D (£2,235.36) 2023 / 24



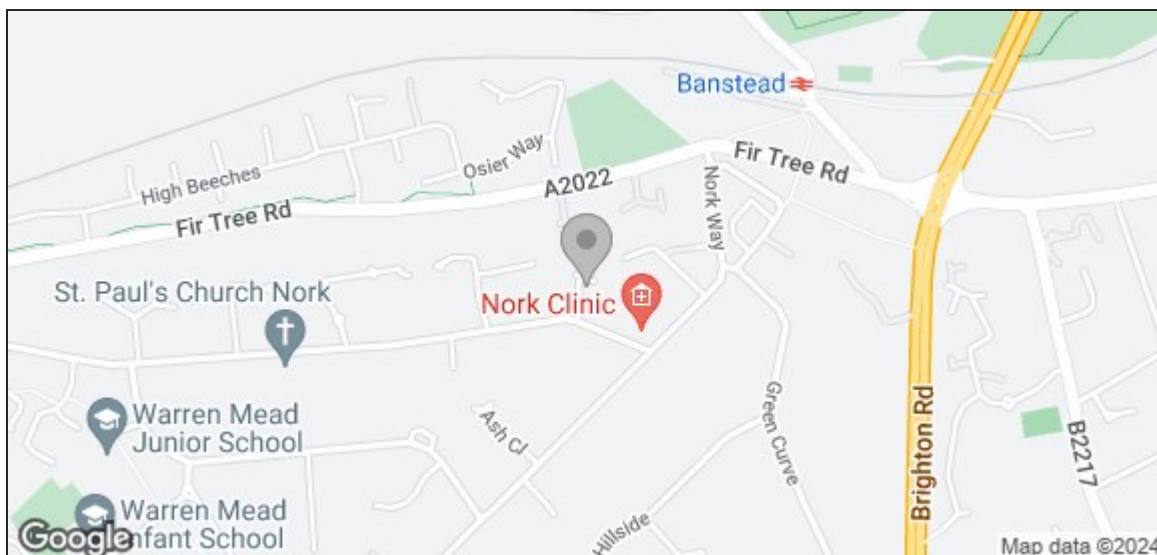


## Top Floor

Approx. 72.9 sq. metres (784.5 sq. feet)



Total area: approx. 72.9 sq. metres (784.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		