

Garden Close Banstead, Surrey SM7 2QB

WILLIAMS HARLOW ARE EXCITED TO BRING A THREE BEDROOM HOUSE TO THE MARKET. Situated within walking distance to Banstead Village High Street and with a south-facing garden, this is a popular house. Two large reception rooms, kitchen and pantry downstairs with three bedrooms, family bathroom and separate WC upstairs. Benefits include garage, double glazing and private driveway. Available at the end of June on an unfurnished basis.

£1,650 PCM Unfurnished



FRONT

Driveway leading to steps and front door under pitch tiled canopy giving access to:

ENTRANCE HALL

5.26 x 1.98 (17'3" x 6'6")

Staircase to first floor, understairs storage cupboard and wall mounted gas central heating thermostat.

LOUNGE

5.54m x 3.96m into bay window (18'2" x 13'0" into bay window)

Bay window to front. Radiator, feature fireplace and picture rail.

DINING ROOM

4.42 x 3.53 (14'6" x 11'7")

Original fireplace, double opening doors with windows to either side leading to rear, radiator and picture rail.

KITCHEN

3.30 x 2.44 (10'10" x 8'0")

Window to rear. Well fitted with a modern range of wall and base units. Roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Fitted double oven and grill, surface mounted gas hob with extractor above. Range of eye level cupboards, wall mounted gas central heating boiler. Window to rear, upright fridge/freezer, washing machine, larder cupboard with plumbing for domestic appliance, radiator, tiled floor and door to side.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with window to side, access to loft void, picture rail and coving.

BEDROOM ONE

5.54m x 3.66m into bay window to front (18'2" x 12'0" into bay window to front)

Fireplace feature, radiator, picture rail and coving.

BEDROOM TWO

4.34 x 3.66 (14'3" x 12'0")

Fireplace feature, window to rear, picture rail and radiator.

BEDROOM THREE

3.05 x 2.39 (10'0" x 7'10")

Oriel bay window to front, radiator, picture rail and coving.

BATHROOM

White suite comprising of a panel bath with wall mounted power shower above and concertina glass shower screen, pedestal wash hand basin, linen cupboard, obscure glazed window to rear, wall mounted extractor, part tiled wall and tiled floor.

SEPARATE W.C.

WC, obscure glazed window to side, tiled floor and walls.

OUTSIDE

FRONT GARDEN

Off street parking for two vehicles and the remainder is laid to level lawn flanked by small shrub border. Side access to:

REAR GARDEN

15.24m approximately (50'0" approximately)

Patio immediately to the rear with the remainder laid to level lawn.

Southerly aspect.

ATTACHED GARAGE

Up and over door to front.

COUNCIL TAX

Council Tax Band E - £2,462.16 (2020/21)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	