

Garden Close Banstead, Surrey SM7 2QB

WILLIAMS HARLOW ARE EXCITED TO PRESENT AN IDEAL THREE BEDROOM FAMILY HOUSE TO THE MARKET. Situated on a tree-lined residential road within close walking distance to Banstead Village High Street and with a desirable south-facing garden, this will be a very popular house. Consisting downstairs of a large lounge and large dining room with direct garden access plus a kitchen and pantry. Upstairs provides three good bedrooms and a family bathroom with separate WC. Further benefits include a private garage, double glazing and a private driveway. Available immediately on an unfurnished basis.

£2,250 PCM Unfurnished



FRONT

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

ENTRANCE HALL

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

LOUNGE

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

DINING ROOM

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

KITCHEN

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

Fireplace feature, radiator, picture rail and coving.

BEDROOM TWO

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

BEDROOM THREE

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

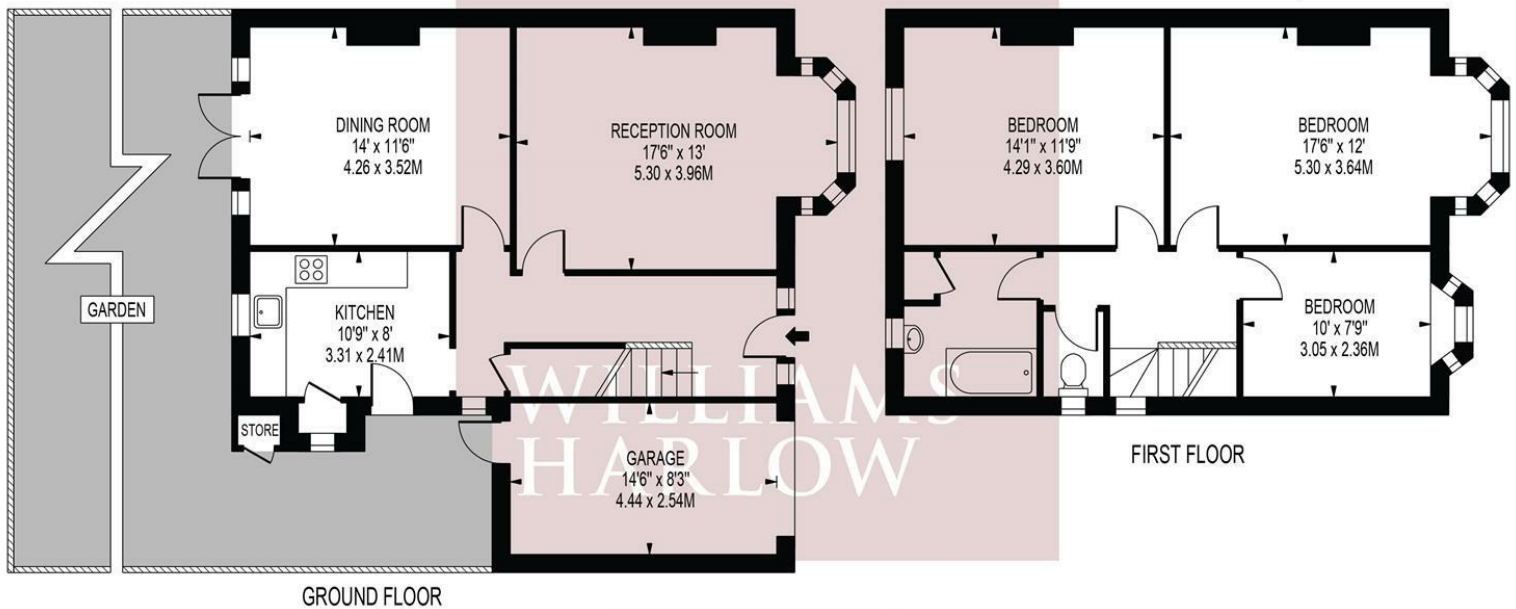
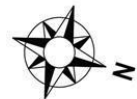
Council Tax Band E (£3,123.83) 2026 / 27



GARDEN CLOSE

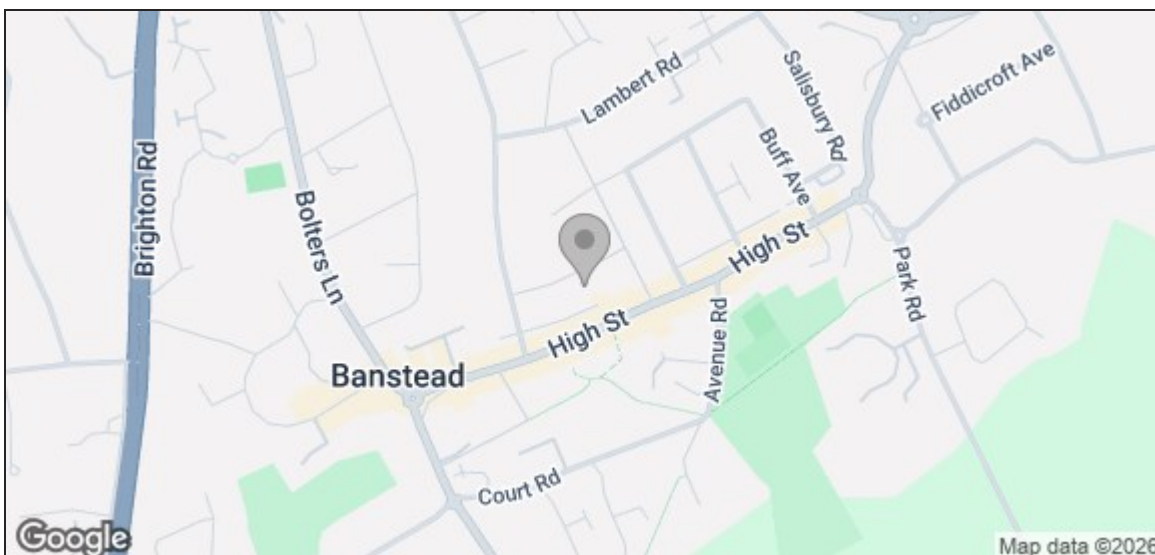
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1189 SQ FT - 110.44 SQ M
(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 121 SQ FT - 11.28 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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		
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	56	81
EU Directive 2002/91/EC		