

**WILLIAMS
HARLOW**

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Hillside Close Banstead, SM7 1ET

An opportunity to acquire a deceptively spacious and sympathetically extended three bedroom end of terrace property, fronting an attractive communal green with an exceptionally high standard of kitchen and bathroom. The property benefits with attractive gardens to the rear and off street parking to the rear. There is double glazing and gas central heating. All integral Neff appliances to the kitchen. **SOLE AGENTS**

Offers In Excess Of £600,000 - Freehold



FRONT DOOR

Replacement front door with outside light and external cupboard to side. Obscured glazed windows either side giving access through to the:

ENTRANCE HALL

Turn staircase rising to the first floor. Radiator.

SITTING ROOM

Full height window to the front enjoying a pleasant outlook over the green. The room is of double aspect and benefits from a second window to the side. Radiator. Doorway through to the:

KITCHEN/DINING ROOM

Well fitted with a high quality range of wall and base units comprising of Quartz work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. Integral Neff appliances including fridge, freezer, dishwasher, plate warmer, oven and grill and microwave above. There is also a surface mounted induction hob. Cupboard housing the gas central heating boiler. Hive heating control. Underlights. Illuminated Neff extractor. Central island with drawers to one side which gives way to a breakfast bar on the other. Underfloor heating control. Large utility cupboard with space for two domestic appliances. Electronically controlled velux window. Downlighters. Bi-fold doors to the rear enjoying a pleasant outlook over the rear. Tiled floor with underfloor heating.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and cupboard below.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase. Access to loft void. Hive heating control.

BEDROOM ONE

Window to the front enjoying a pleasant outlook over the communal green. Radiator. 2 x wall mounted bedside cabinets. Fitted wardrobes with sliding doors providing useful hanging and storage.

BEDROOM TWO

Window to the rear. Radiator. Free standing wardrobe.

BEDROOM THREE

Window to the front. Radiator. Coving. Downlighters.

RE-FITTED BATHROOM

Fitted to a very high standard. White suite. Panel bath with wall mounted mixer tap, shower and hand held attachment. Low level WC. Wash hand basin with mixer tap and vanity drawer below. Obscured glazed window to the rear. Fully tiled walls. Recess shelving. Large storage cupboard with shelving.

OUTSIDE

FRONT

There is a pathway which provides access to the front door with level lawn on either side.

REAR GARDEN

14.33m x 6.10m approximately (47'0 x 20'0 approximately) (Measurement includes parking area). There is a patio immediately to the rear with a low rise brick retaining wall. A pathway provides access to the end of the garden where there is a good sized garden shed. The remainder of the garden is mainly laid to level lawn with flower/shrub borders.

PARKING

Accessible from the end of the garden from a rear access road providing off street parking space for one large vehicle.

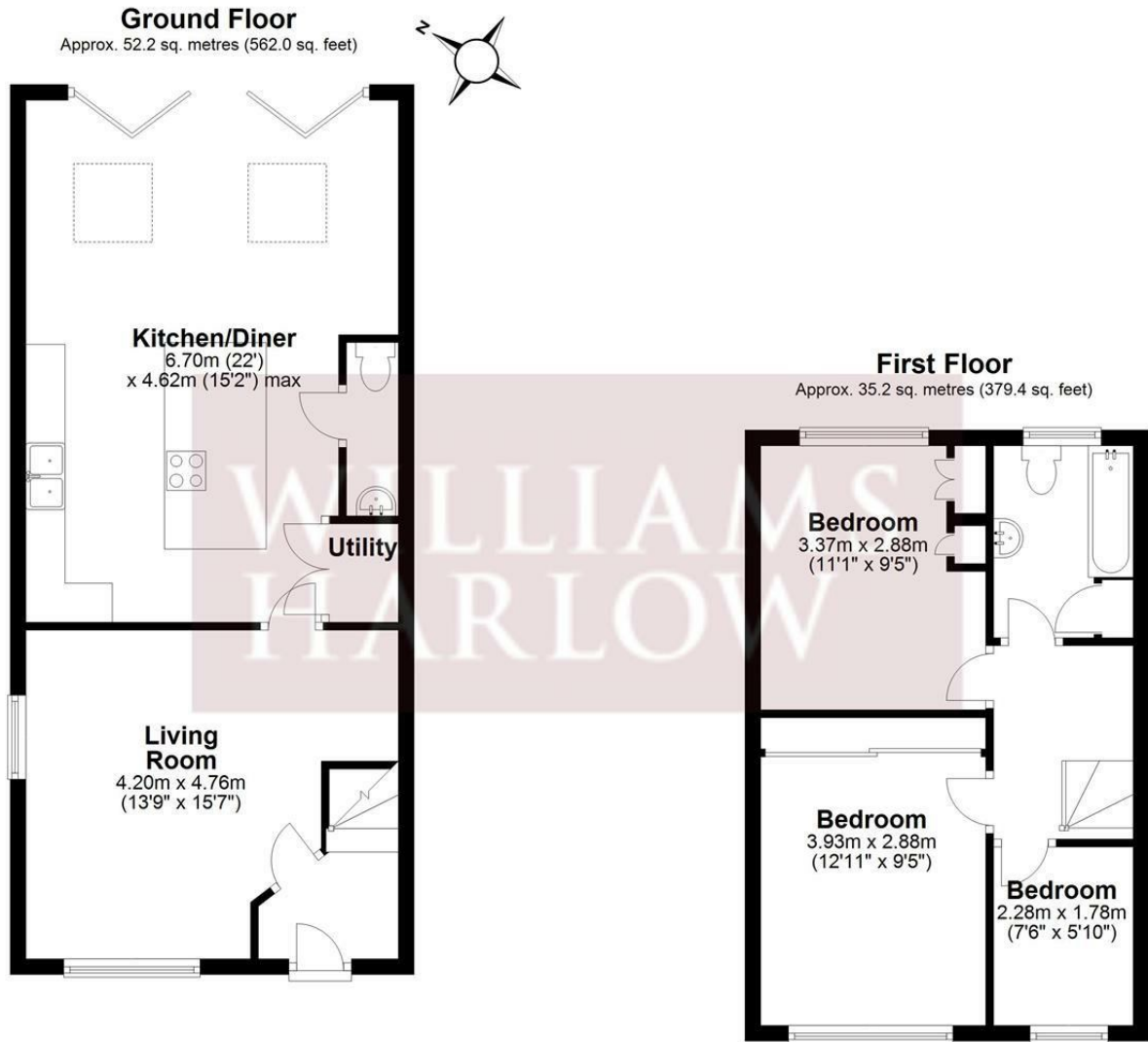
COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25

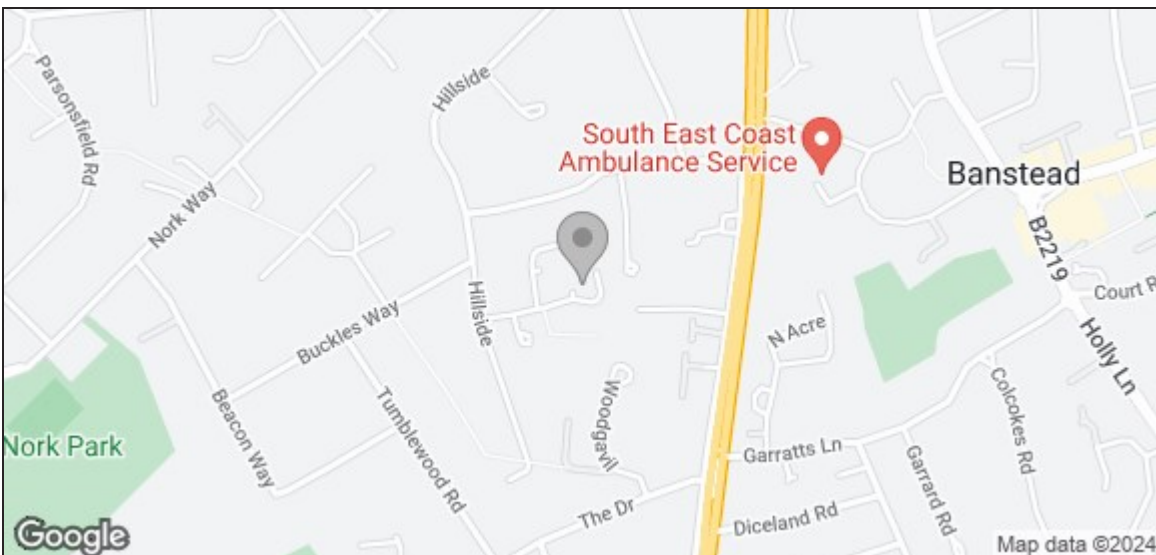


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Total area: approx. 87.5 sq. metres (941.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	76	
(69-80)	C		
(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	