

The Orchard

Banstead, Surrey SM7 2BP

WILLIAMS HARLOW ARE PLEASED TO PRESENT A MODERN FOUR BEDROOM TERRACE HOUSE TO THE MARKET. Situated on a quiet, private cul-de-sac, located within walking distance to Banstead Village High Street, this is a great property. Consisting of four bedrooms (3 doubles, 1 single) and 2 bathrooms (1 en-suite), a fully equipped kitchen and good size reception room with double doors to the garden. The garden is low maintenance with gate access to Banstead Recreation Ground. Benefits include a private driveway and garage. Available on an unfurnished basis.

£2,500 PCM Unfurnished



LOCATION

Quiet private cul-de-sac within walking distance to Banstead Village High Street

COUNCIL TAX

Council Tax Band F

ENTRANCE

Private front door access from the brick-laid driveway

HALLWAY

Provides access to all rooms including downstairs WC

KITCHEN

Modern, fully equipped kitchen with oven, hob, fridge and dishwasher and plenty of storage units all in good condition

RECEPTION ROOM

6.43 x 4.57 (21'1" x 15'0")

Very large room with wood laminate flooring and sliding double-glazed doors leading directly into the rear paved garden

STAIRCASE

Carpeted and leading up to.....

BEDROOM ONE

Double size room at the front of the house with large built-in wardrobe

EN-SUITE

Shower cubicle, WC and hand-basin with vanity unit

BEDROOM TWO

Double size room at front of house with built-in double wardrobe

BEDROOM THREE

Double room overlooking the rear garden and fields beyond with single-built-in wardrobe

BEDROOM FOUR

Single room overlooking the rear garden and fields beyond with single-built-in wardrobe

BATHROOM

Family bathroom with shower over bath, WC and hand basin with heated towel rail

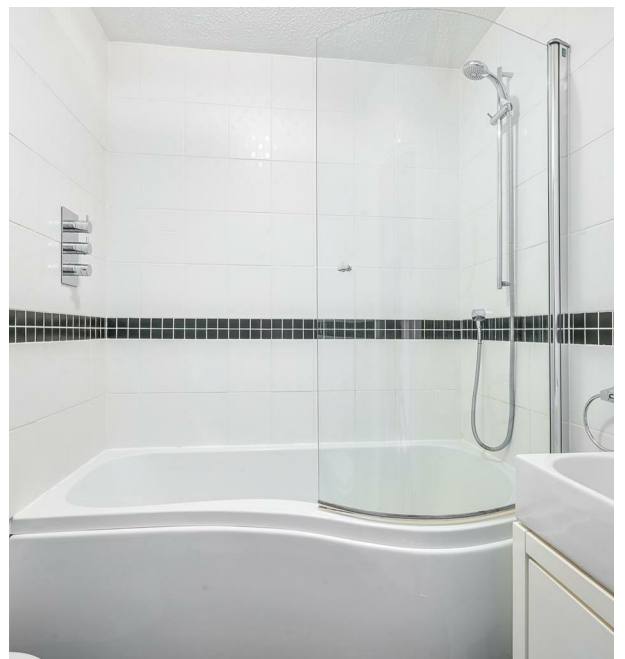
GARDEN

Low maintenance paved garden with gated access to Banstead Recreation Ground beyond

GARAGE

Single garage with up and over roller door and direct access into the house.

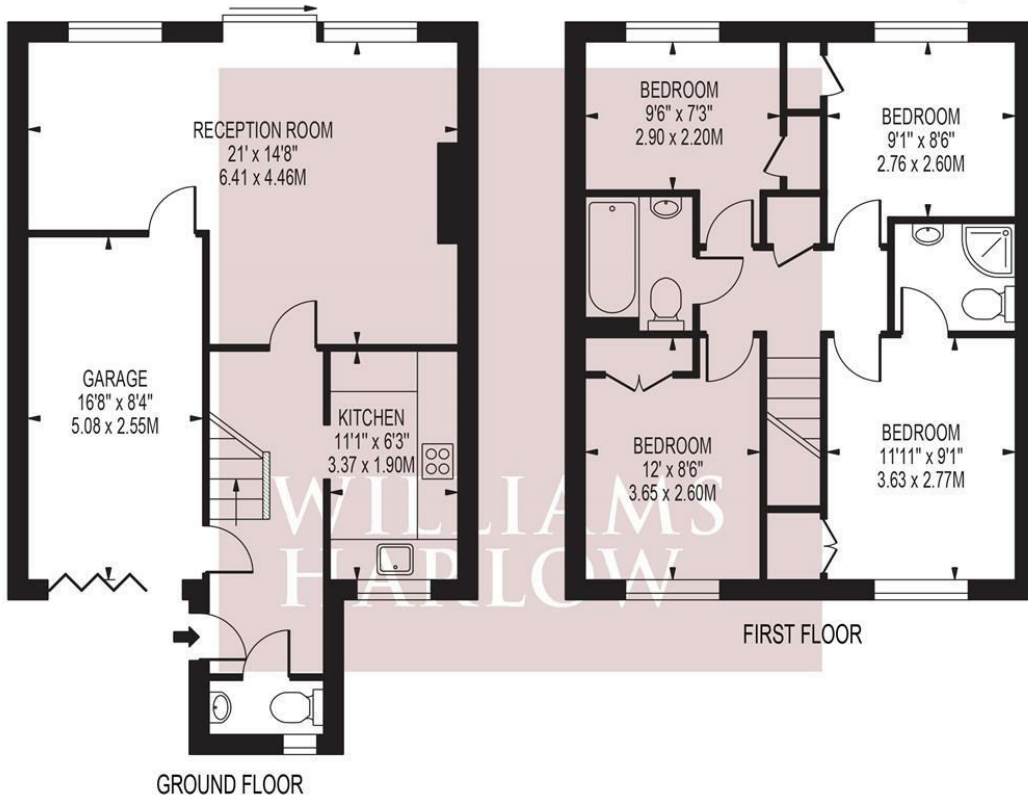
Fridge-freezer and washing machine



THE ORCHARD

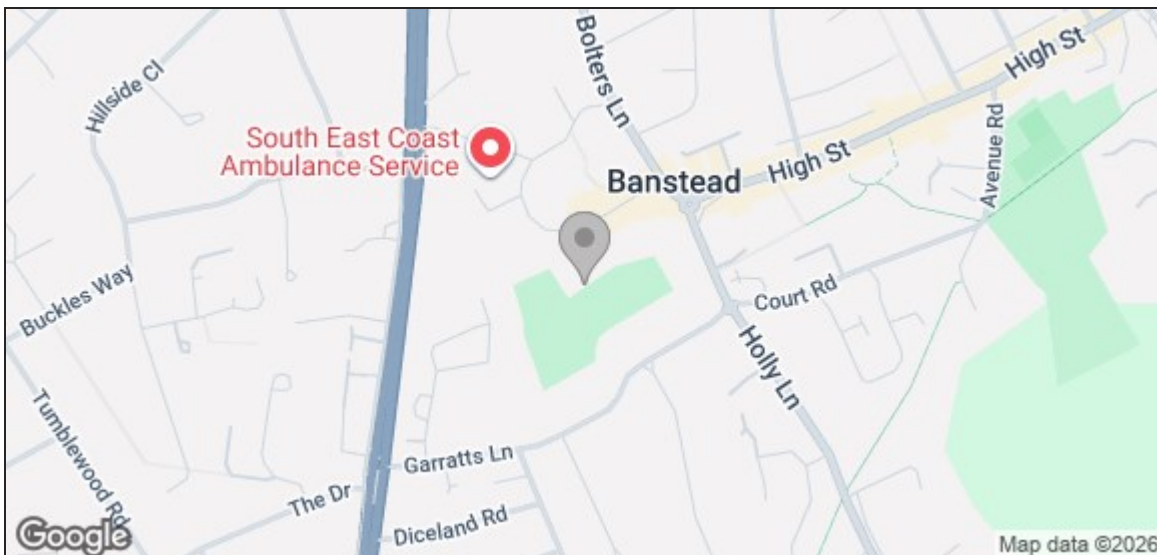
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1132 SQ FT - 105.20 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 139 SQ FT - 12.95 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		89
(69-80)	C	75	
(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	