

Hillside Close Banstead, Surrey SM7 1ET

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS THREE BEDROOM END-OF-TERRACE HOUSE TO THE MARKET. Situated on a quiet cul-de-sac in a popular residential area of Banstead and is located on the end of a three-house terrace. Consisting of a large reception room to the front and a spacious kitchen-diner to the rear with direct access to the garden; there are three bedrooms upstairs (2 doubles, 1 single) and a good size family bathroom. Further benefits include double glazing, gas central heating, and off-street car parking. Available immediately on an unfurnished basis.

£2,100 PCM Unfurnished



FRONT DOOR & DRIVEWAY

double-glazed composite door and brick-laid driveway for car parking

ENTRANCE HALLWAY

Internal porch area leading into:

FRONT RECEPTION

Good size reception room with large double-glazed window and good quality carpets

KITCHEN-DINER

Parquet style flooring and fully equipped kitchen with space for dining table and chairs.

Access to garden provided through double-glazed door

STAIRCASE

leading up to:

BEDROOM ONE

Double size overlooking the front of the house with carpets and built-in wardrobes

BEDROOM TWO

Double size with built-in wardrobes overlooking the rear garden

BEDROOM THREE

Single room perfect for use as an office overlooking the front

FAMILY BATHROOM

Shower cubicle, tiled floors and walls, WC and hand-basin with vanity unit

REAR GARDEN

Laid mainly to grass with good size patio area

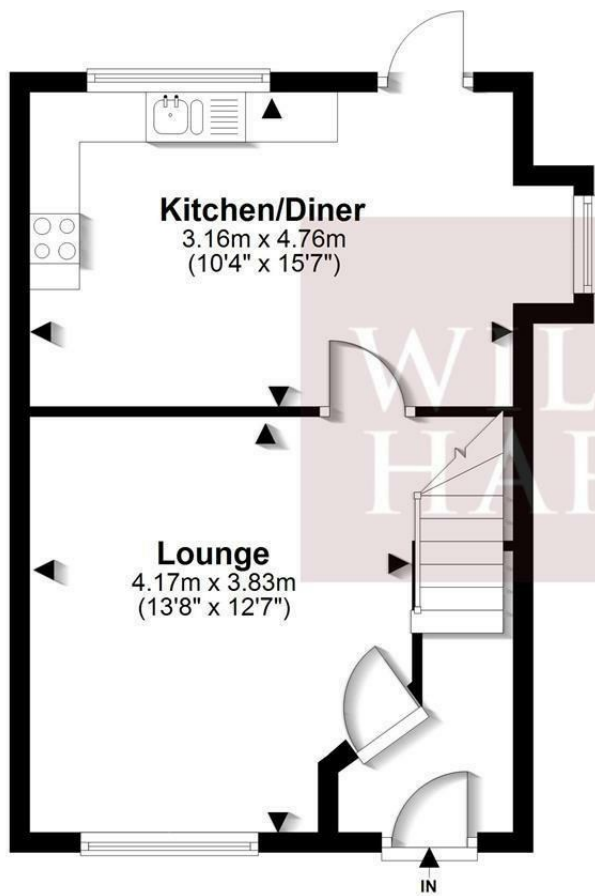
COUNCIL TAX

Council Tax Band E (£2,992.97) 2025 / 26



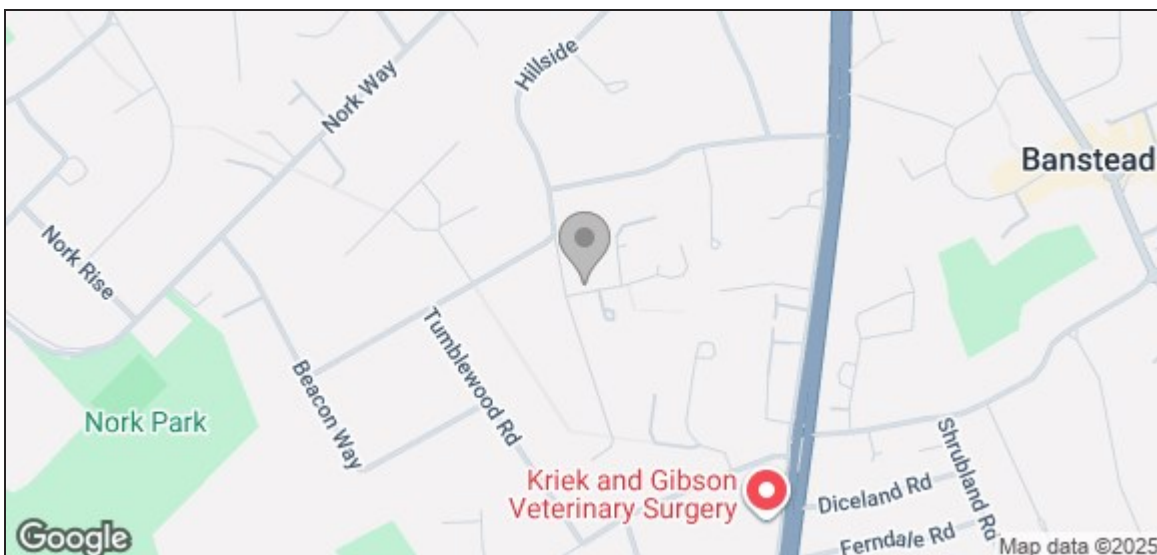
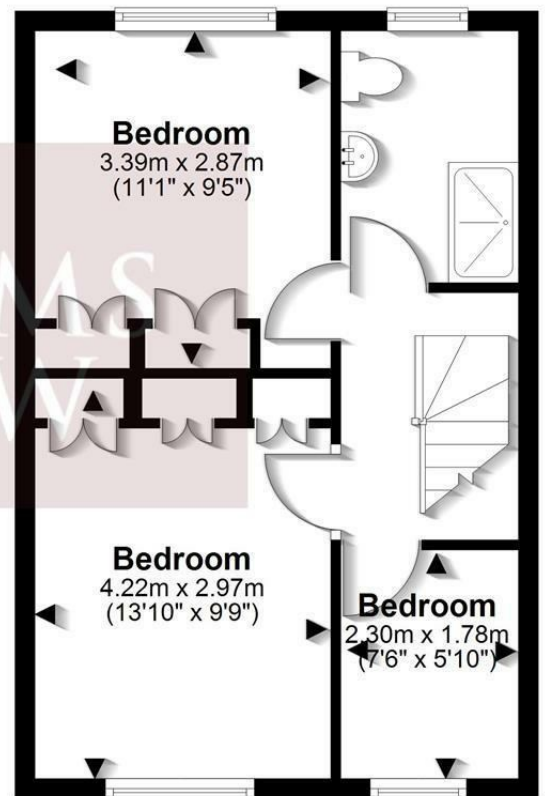
Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-36) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |