

Barnfield

Banstead, SM7 3QS

WILLIAMS HARLOW ARE PROUD TO PRESENT A WELL-PROPORTIONED THREE BEDROOM FAMILY HOME TO THE MARKET. Situated on a tree-lined cul-de-sac at the northern end of Banstead High Street, this location cannot be bettered. Internally the house consists of a large reception room with doors onto the garden and a well-equipped, large galley kitchen, a separate WC and 2 storage cupboards downstairs; 3 double bedrooms and a large bathroom complete upstairs. Externally there is a large rear garden plus a garage and private driveway. Available end of November on an unfurnished basis.

£2,250 PCM Unfurnished



FRONT & ENTRANCE

Front garden with footpath to front door

HALLWAY

Provides access to all rooms downstairs:

RECEPTION ROOM

Full length of house with double aspect and sliding glazed doors accessing the rear garden.

KITCHEN

Galley kitchen with direct rear access to the garden

WC

WC and hand-basin

STAIRCASE

Leading up to

BEDROOM ONE

Double size room over-looking the front garden with double glazed windows and carpet flooring

BEDROOM TWO

Double size room over-looking the rear garden with double glazed windows and carpet flooring

BEDROOM THREE

Double size room over-looking the rear garden with double glazed windows, carpet flooring and sliding door double wardrobes

BATHROOM

Shower cubicle, bathtub, WC and hand-basin and heated towel rail

REAR GARDEN

Laid mainly to grass with small pond and patio accessed from the house and independent side access

OUTSIDE

Set back from the main road with an off-street car parking space

COUNCIL TAX

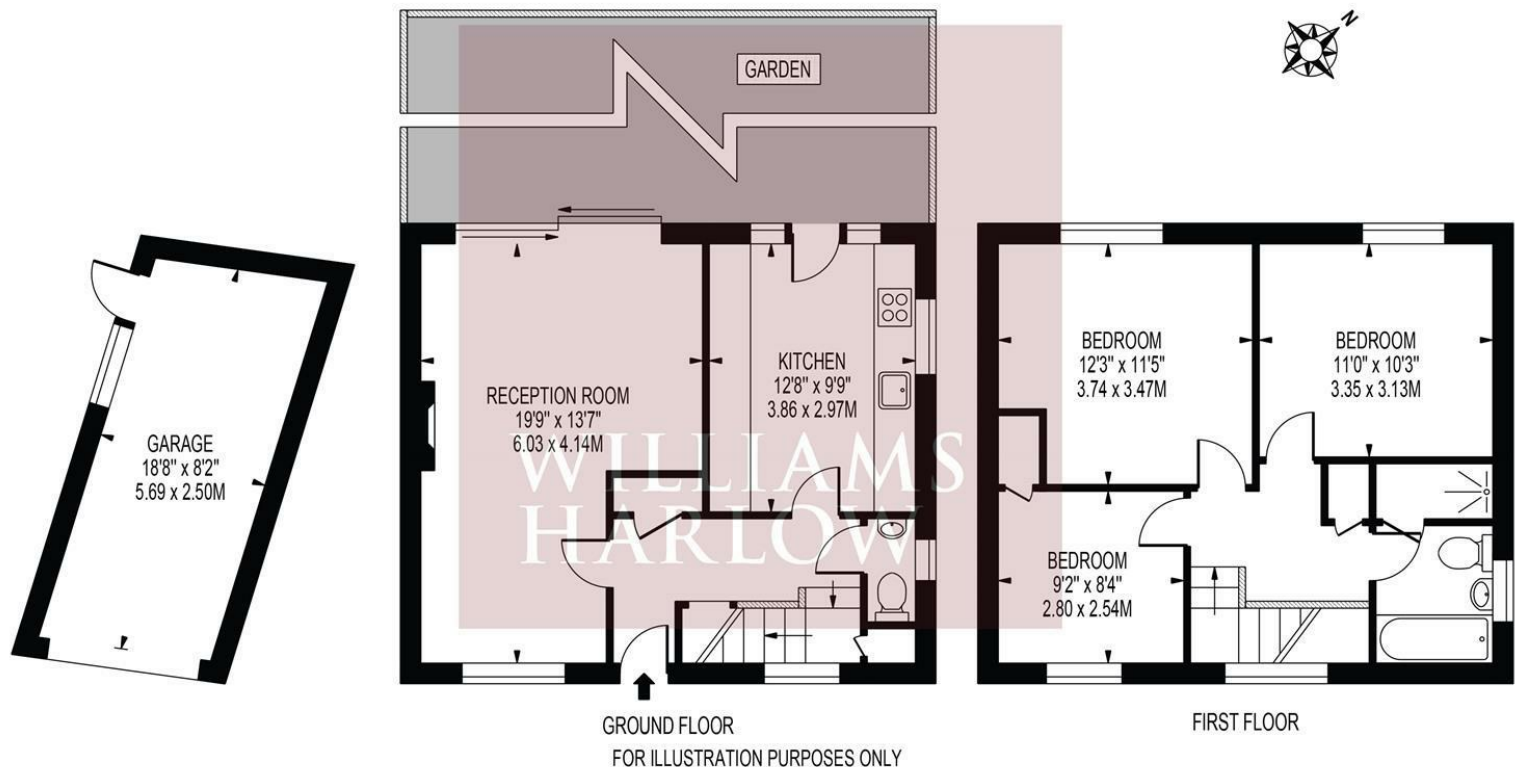
Council Tax Band D (£2,555.86) 2026 / 27



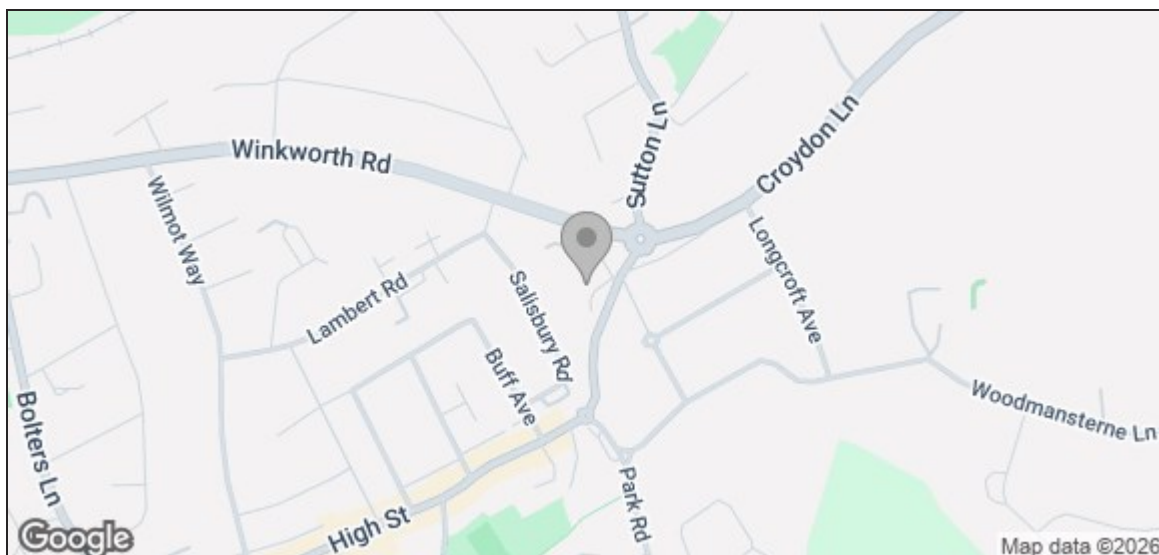
BARNFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **946 SQ FT - 87.88 SQ M**
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **153 SQ FT - 14.22 SQ M**



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	57	78
EU Directive 2002/91/EC		