

Shrubland Court Banstead, Surrey SM7 2EH

WILLIAMS HARLOW ARE EXCITED TO BRING THIS TWO BEDROOM MAISONETE TO THE MARKET. Located in a prime position close to Banstead Village High Street and with excellent transport links, this two bedroom ground floor maisonette is sure to be popular. Two double bedrooms, a good size family bathroom, a large galley kitchen and a spacious reception room providing access to the rear garden. Available immediately on an unfurnished basis.

£1,500 PCM Unfurnished



ENTRANCE

Set back from the road with a paved path leading to the front door

HALLWAY

LOUNGE

4.78 x 3.96 (15'8" x 13'0")

Parquet flooring with double doors leading to rear garden and large double glazed windows overlooking the front garden

KITCHEN

Fully equipped galley kitchen with rear access to the garden

BEDROOM ONE

3.96 x 3.56 (13'0" x 11'8")

Double size overlooking rear garden

BEDROOM TWO

3.78 x 2.44 (12'5" x 8'0")

Double size overlooking the front garden

BATHROOM

2.54 x 1.83 (8'4" x 6'0")

Bath, separate shower cubicle, WC , basin and heated towel rail

REAR GARDEN

Wrap around garden with rear gated access

GARAGE

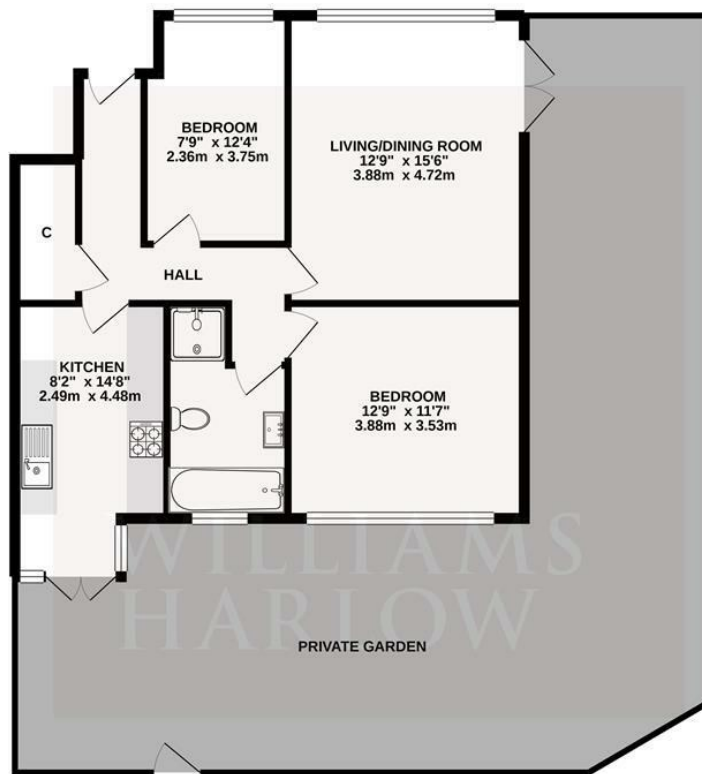
Situated en-bloc and easily accessible via rear garden gate

COUNCIL TAX

Council Tax Band C (£1,986.98) 2023 / 24



GROUND FLOOR



TOTAL APPROXIMATE FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

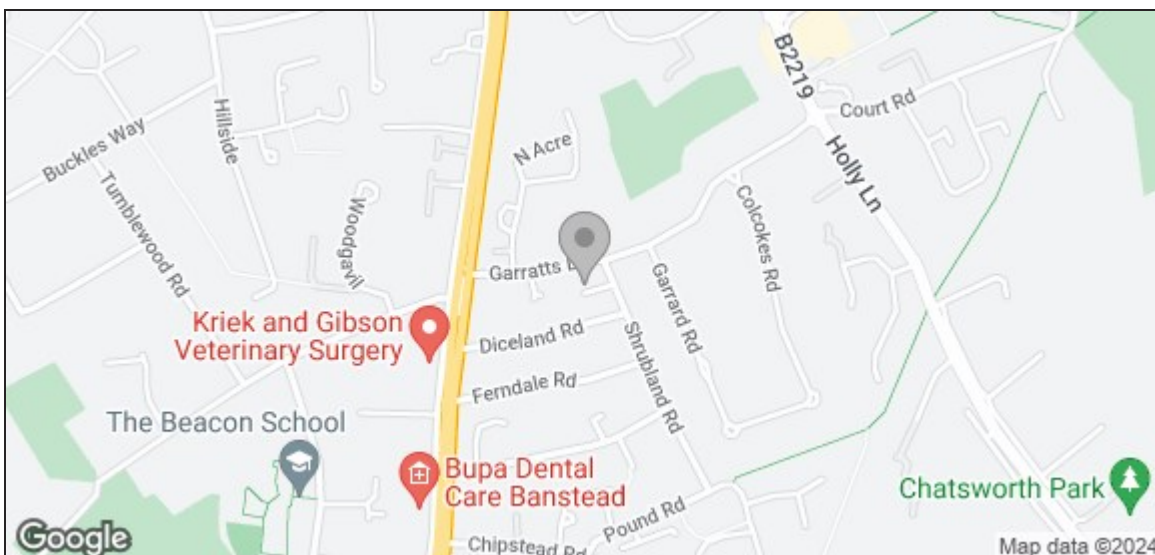
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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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	67	75
EU Directive 2002/91/EC		