

**WILLIAMS
HARLOW**

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Beckenshaw Gardens Banstead, Surrey SM7 3NB

WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a two bedroom semi detached bungalow located in a popular residential cul-de-sac, close to Woodmansterne Village with a range of local shopping facilities alongside miles of open countryside. The property benefits from off street parking, rear garden, double glazing and gas central heating. **SOLE AGENTS.**

Asking Price £450,000 - Freehold



FRONT DOOR

Replacement front door under canopy, giving access through to:

ENTRANCE HALL

2.44m x 0.91m (8'0 x 3'0)

Wooden flooring. Coving. Access to loft void. Thermostat for the gas central heating.

THROUGH LOUNGE

5.66m x 5.59m (18'7 x 18'4)

Coving. Double glazed French doors leading to the rear patio. Radiator.

KITCHEN

3.12m x 2.34m (10'3 x 7'8)

Well fitted with a modern range of wall and base units comprising of high gloss roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. There is a fitted double oven and grill. Surface mounted four ring gas hob. A comprehensive range of cupboards and drawers below the work surface. Integral fridge and integral freezer. Integral dishwasher. Space and plumbing for washing machine. Eye level cupboards and display cabinets. Window to the side. Wood effect flooring. Coving. Part tiled walls. Doorway providing access through to:

SHOWER ROOM

Comprising of a new walk-in shower with grab rail and concertina glass shower screen. Pedestal wash hand basin. Low level WC. Obscured glazed window the rear. Downlighters. Fully tiled walls. Radiator. Wood effect flooring. Airing cupboard with airing shelves and insulated cylinder.

BEDROOM ONE

3.35m x 3.73m (11 x 12'3)

Coving. Double glazed window to the front. Radiator. Door giving access to the lounge.

BEDROOM TWO

2.74m x 2.08m (9'0 x 6'10)

Coving. Window to front. Radiator.

OUTSIDE

FRONT

There is a drive way suitable for parking 2-3 vehicles. There is an outside electrical power socket and shared driveway to the side of the property which gives access to the property's front door and via double opening wooden garden gate, gives access to:

SIDE AREA

Principally paved which opens through to the:

REAR GARDEN

7.16m x 15.70m approximately (23'6 x 51'6 approximately)

There is a patio expanding the immediate rear width which benefits from an outside tap, sun awning and outside power. There are steps up to a further two patio areas, one laid to granite chippings, the other to slate chippings. Beyond which there is a

further area of lawn with a pathway which provides access to the end of the garden laid to pea shingle and there is a greenhouse and a new garden shed. There are well stocked flower and shrub borders.

SUMMER HOUSE

3.28m x 2.08m (10'9 x 6'10)

Accessed via glazed double opening doors to the front with power and lighting.

COUNCIL TAX

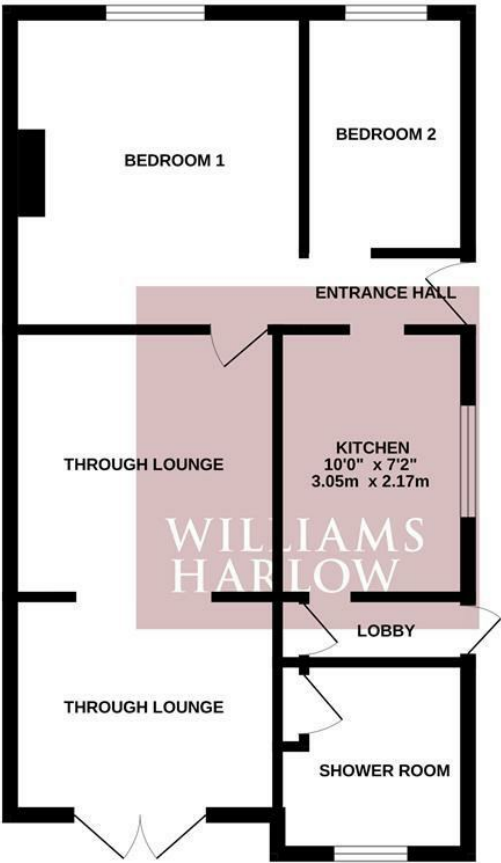
Reigate & Banstead Council BAND D £2,339.35 2024/25



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		