

**WILLIAMS
HARLOW**

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Palmersfield Road Banstead, Surrey SM7 2LD

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT A TWO DOUBLE bedroom semi detached bungalow located in a quiet tree lined road with a southerly aspect rear garden, garage and off street parking. The property benefits from a good standard of kitchen and shower room, gas heating and double glazing. SOLE AGENTS. NO CHAIN

Offers In The Region Of £599,950 - Freehold



FRONT DOOR

Composite front door with obscured glass insert. Giving access through to the:

ENTRANCE HALL

Picture rail. Radiator. Wood effect flooring. Loft hatch.

BEDROOM ONE

Attractive double glazed bay window to the front. 4 x radiators. Coving. A range of fitted wardrobes with shelving and hanging space. Dressing table and chest of drawers. Continuation of the wood effect flooring.

BEDROOM TWO

Double glazed window to the front. Radiator. Continuation of the wood effect flooring.

LOUNGE

Coving. Fireplace feature with inset electric fire. 2 x radiators. Wood effect flooring. Double glazed French doors with windows either side giving access to the rear garden.

KITCHEN

Roll edge work surface incorporating a one and a half bowl sink drainer and mixer tap. Inset four ring gas hob with extractor above. Electric oven below the work surface. Spaces for washing machine. Part tiled walls. A comprehensive range of eye and low level cupboards/drawers. Window to the side. Double glazed door with double glazed window to the side leading to the rear garden. Wall mounted gas central heating boiler. Radiator.

SHOWER ROOM

2 x obscured double glazed windows to the rear. Walk in shower with electric power shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Extractor fan. Radiator.

OUTSIDE

FRONT

There is a driveway providing off street parking for three vehicles. A large area of lawn which also be changed to paving for additional parking if required.

DETACHED GARAGE

REAR GARDEN

There is a large patio area with the remainder of the garden is mainly laid to lawn with some herbaceous borders, trees and shrubs. Outside tap. Double opening side gate giving access to the front of the property.

COUNCIL TAX

Reigate & Banstead Borough Council BAND E £2,732.11 | 2023/24



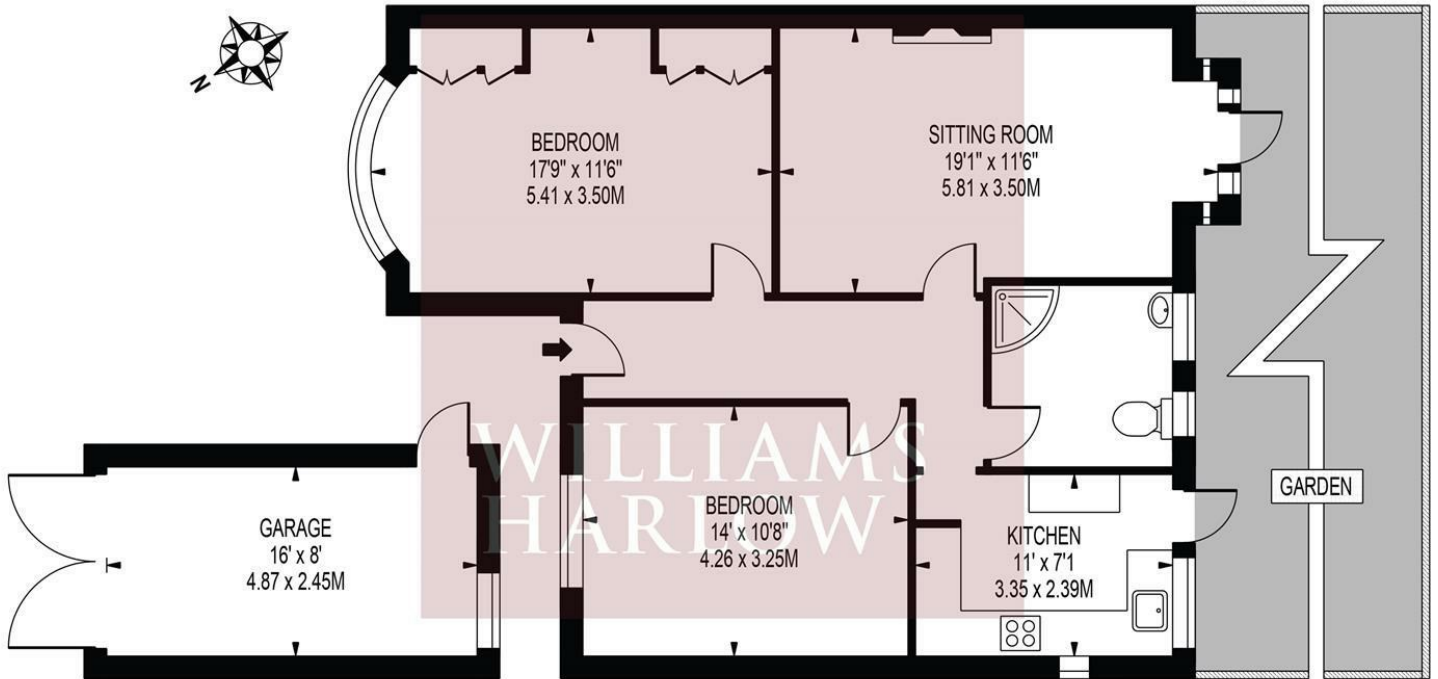
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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PALMERSFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 803 SQ FT - 74.61 SQ M
(EXCLUDING GARAGE)

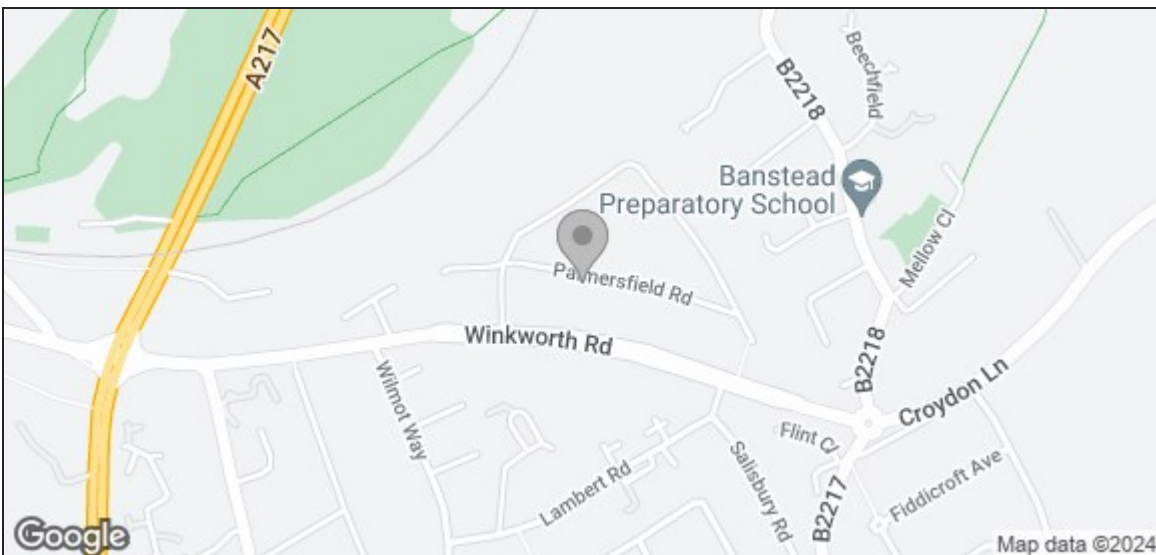
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 128 SQ FT - 11.93 SQ M



GROUND FLOOR

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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	