



Hillside, Banstead, Surrey SM7 1HA
£3,000 PCM Unfurnished

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**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PROUD TO PRESENT A STUNNING FOUR BEDROOM DETACHED HOUSE TO THE MARKET. This house is beautifully presented throughout with accommodation arranged over two floors with a spacious open plan reception accommodation with rear bi-folding doors being the gem of the house. There is a master bedroom with en-suite shower room and second double bedroom upstairs; a further family bathroom and two double bedrooms on the ground floor with an additional study. Available March 2022 on an unfurnished basis.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FRONT DOOR

Under recessed canopy with tiled floor. Giving access through to:

ENTRANCE HALL

4.52m x 2.03m (14'10 x 6'8)

Stairs rising to the first floor with understairs storage cupboard. Radiator, wooden flooring, thermostat for gas central heating and cloaks cupboard. Cupboard housing circuit breakers and meters.

LOUNGE

4.17m x 3.61m (13'8 x 11'10)

Wooden flooring, radiator and opening through to:

FAMILY ROOM

7.92m x 3.91m (26'0 x 12'10)

Tiled floor and 2 sets of bi-fold doors enjoying a pleasant outlook over the rear garden. There are skylight windows and downlighters. Fitted cupboards. This room returns into:

FEATURE FITTED KITCHEN

4.27m x 3.30m (14'0 x 10'10)

A comprehensive range of wall and base units comprising of granite work surfaces incorporating a induction hob with extractor above. A comprehensive range of cupboards and drawers below the work surface with integral fridge and freezer. There is a fitted double oven and grill and a comprehensive range of eye level cupboards. Central island with a sink with mixer tap which incorporates an integral dishwasher. Further range of three quarter height cupboards, downlighters and continuation of the tiled flooring.

UTILITY ROOM

4.01m x 2.06m (13'2 x 6'9)

Run of work surfaces and a comprehensive range of cupboards below. There is space and plumbing for various domestic appliances. Floor standing gas central heating boiler. Connecting stable door and window to the rear.

BEDROOM THREE

3.96m x 3.66m (13'0 x 12'0)

Plus additional bay window to front. A comprehensive range of built in bedroom furniture comprising of fitted wardrobes, bedside cabinets, dressing table and chest of drawers. Downlighters and radiator.

BEDROOM FOUR

3.96m x 3.05m (13'0 x 10'0)

Window to front, radiator and wooden flooring.

BEDROOM FIVE/STUDY

2.95m x 2.13m (9'8 x 7'0)

Window to side, radiator and wooden flooring.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity drawers below. Fully enclosed shower cubicle, fully tiled walls and floor. Ceiling mounted extractor and downlighters. 2 x obscured glazed doors to the side and airing cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase.

MASTER BEDROOM

4.93m x 4.42m (16'2 x 14'6)

A comprehensive range of built in wardrobes, dressing table, 3 x radiators, double opening french doors with full height windows on either side enjoying a pleasant outlook over the rear garden. Downlighters.

EN-SUITE SHOWER ROOM

An enclosed wet room with wall mounted shower, twin wash hand basins with mixer taps and vanity cupboards below. Low level WC. 2 x obscured glazed windows to side. Fully tiled walls, tiled floor, heated towel rail, ceiling mounted extractors and downlighters.

BEDROOM TWO

3.96m x 3.43m (13'0 x 11'3)

Window to front and radiator. Built in furniture comprising of wardrobes, chest of drawers and dressing table.

OUTSIDE

FRONT

There is a well laid brick driveway suitable for parking four vehicles off street. There is a low rise brick retaining wall to the front. Various flower and shrub

borders. The driveway continues to the side of the property to give access to the front door.

STORE ROOM

1.83m x 1.93m (6'0 x 6'4)

Accessed via double opening doors to the front, from here there is a doorway which connects to the:

LANDSCAPED REAR GARDEN

45.72m length x 12.19m width approximately (150'0 length x 40'0 width approximately)

Patio expands the immediate rear width access from the bi-fold doors. This area benefits from having outside lighting and outside tap. There is a covered hot tub. Steps up to an area of level lawn with further steps up to the remainder of the garden which is principally lawned with covered pergola area. Wooden garden shed. The garden enjoys a good degree of privacy and benefits from westerly aspect.

COUNCIL TAX

Council Tax Band E (£2,532.58) 2021 / 22



Banstead Office

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GROUND FLOOR
APPROX. FLOOR
AREA 123.3 SQ.M.
(1327 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.4 SQ.M.
(521 SQ.FT.)

TOTAL APPROX. FLOOR AREA 171.6 SQ.M. (1848 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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