

Hillside Close Banstead, Surrey SM7 1ET

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an end of terrace TWO BEDROOM property that requires modernisation with the potential to be extended. (S.T.P.C). The property is located in a quiet residential area overlooking a communal green. There is a living room, kitchen, two double bedrooms, family bathroom and a private rear garden. SOLE AGENTS.

Offers In The Region Of £395,000 - Freehold



ENCLOSED PORCH

Accessed full glazed front door with full height window to the side. Cupboard to side. Further door giving access through to the:

ENTRANCE HALL

Stairs rising to the first floor.

LIVING ROOM

Double aspect room with window to front, side and rear. 2 x radiators. Door giving access to the:

KITCHEN

A range of wall and base kitchen cupboards/drawers. Sink drainer. Space for cooker. Spaces for washing machine and dishwasher. Part tiled walls. Window to the rear. Door giving direct access to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

Window to the front. Radiator.

BEDROOM TWO

Window to the rear. Radiator.

BATHROOM

Bath. Wash hand basin. Low level WC.

OUTSIDE

FRONT

Pathway giving access to the front door.

REAR GARDEN

There is a patio immediately to the rear. Side gate giving pedestrian access to the road. The remainder of the garden is laid to level lawn with mature shrubs and trees. There is a garden shed at the end of the garden.

PARKING

Allocated parking space to the front of the property.

COUNCIL TAX

Reigate & Banstead BAND C £1,986.98 2023/24

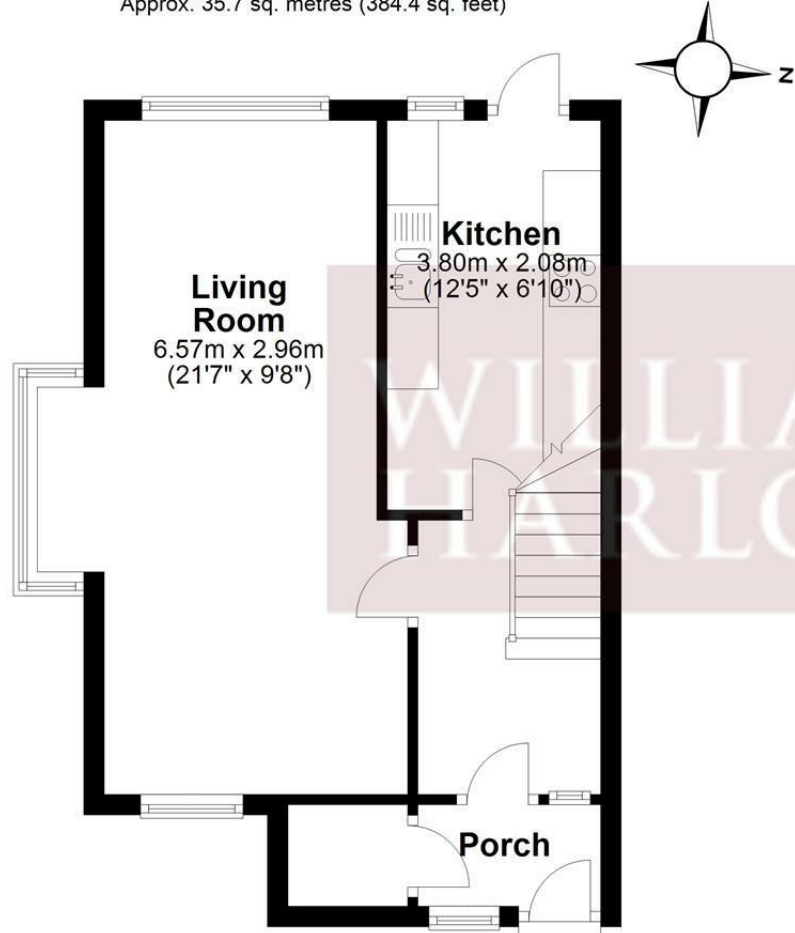


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**WILLIAMS
HARLOW**

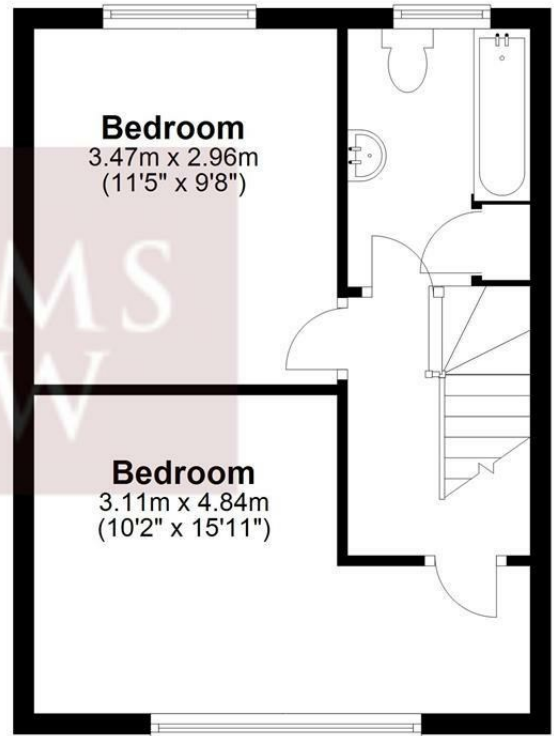
Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)

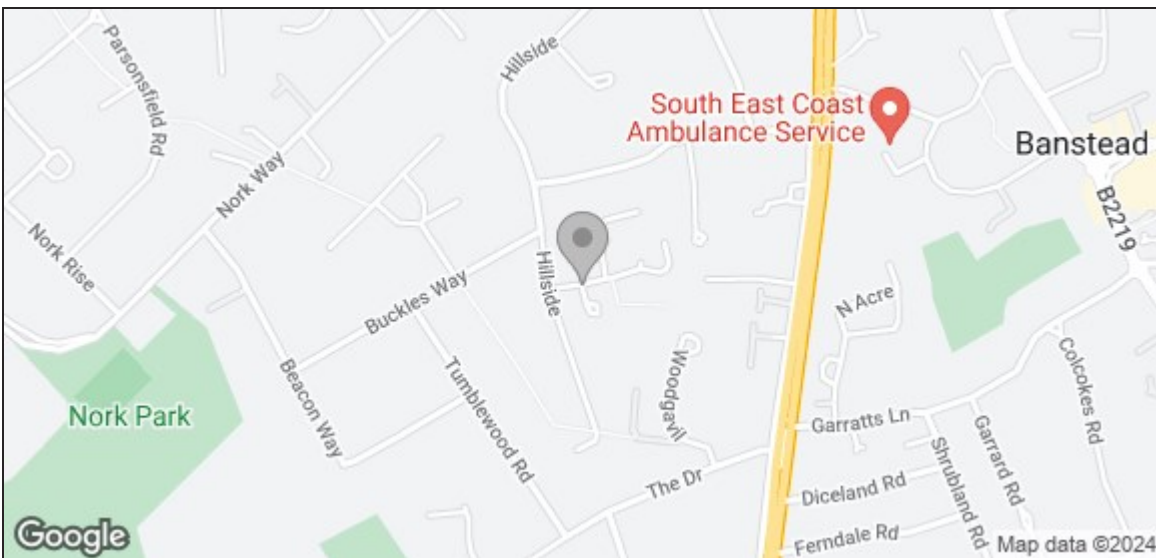


First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 68.0 sq. metres (732.2 sq. feet)



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	88
England & Wales		EU Directive 2002/91/EC	