

**WILLIAMS
HARLOW**

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Copthill Lane Tadworth, Surrey KT20 6HD

£2,000 PCM Unfurnished



WILLIAMS HARLOW IN BANSTEAD ARE DELIGHTED TO OFFER This rarely available COTTAGE in a beautiful rural location in Kingswood. The property has recently been refurbished comprising of two reception rooms both with log burners, newly fitted kitchen with all new appliances, newly fitted bathroom with shower. First Floor: Three double bedrooms. The property further benefits new carpet/flooring throughout, central heating, double glazing, garage, off street parking, summer house and gardens overlooking fields and countryside. AVAILABLE NOW.



PORCH

Giving access to the:

FRONT DOOR

Giving access through to the:

ENTRANCE HALLWAY

Radiator. Storage cupboard.

LOUNGE

Front aspect double glazed window. Radiator. Log burner.

DINING ROOM

Radiator. Feature brick fireplace with log burner. Kitchen units, one housing a washer/dryer and the other cupboard housing a fridge. UPVC double glazed door giving access to the rear garden.

KITCHEN

A range of white wall and base units with roll edge work surfaces incorporating a sink drainer. Fitted halogen hob with extractor above and new fan oven below. Dishwasher. Double glazed window to the rear aspect. Part tiled walls.

RE-FITTED BATHROOM

White suite. Bath with overhead shower and glass shower screen. Wash hand basin. Low level WC. Mirrored cabinet. Obscured double glazed window to the side aspect. Heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Radiator. Loft hatch.

BEDROOM ONE

Double glazed window to the rear aspect. Radiator.

BEDROOM TWO

Rear aspect double glazed window. Radiator.

BEDROOM THREE

Front aspect double glazed window. Radiator.

OUTSIDE

FRONT

The property is located on a private road. There is off street parking to the front for 2-3 vehicles.

GARAGE

REAR GARDEN

There is a patio area immediately to the rear with the remainder of the garden mainly laid to a level lawn overlooking the countryside and fields beyond. There is a wooden summer house.



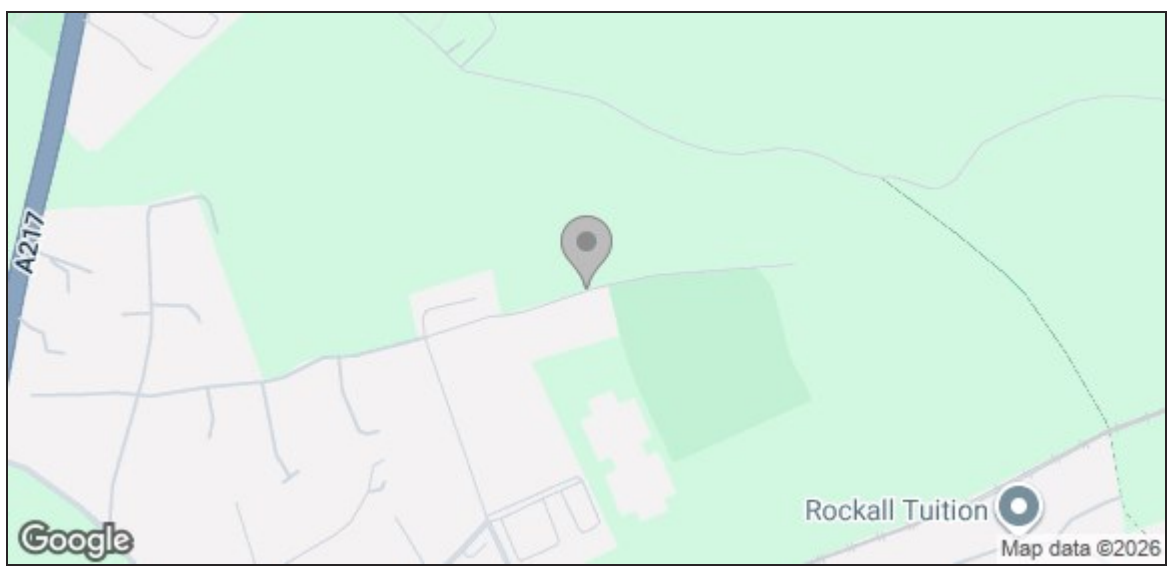


TOTAL SQ.FT./SQ.M INCLUDES GARAGE/OUTBUILDINGS

TOTAL APPROXIMATE FLOOR AREA 1114 SQ.FT. (103.5 SQ.M.)

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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.



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