

Thornfield Road Banstead, Surrey SM7 2HX

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS FULLY REFURBISHED FOUR BEDROOM HOUSE TO THE MARKET. The house is located on a popular residential area and situated within walking distance of Banstead Village High Street. It has been refurbished to a very high standard to provide a good-sized lounge and a large kitchen-diner with centre island and bi-fold doors to the garden. A downstairs utility room and WC has also been added. Upstairs provides four double bedrooms, an en-suite shower room and family bathroom. There is also a large rear garden laid mainly to grass and a patio area. Available immediately on an unfurnished basis.

£2,500 PCM Unfurnished



FRONT DOOR

Front door giving access through to the:

COUNCIL TAX

Council Tax Band E (£3,123.83) 2026 / 27

ENTRANCE HALL

Door through to:

LOUNGE

Double aspect room with window to the front and doors to the rear.

UTILITY ROOM & WC

Concealed area with basin and under-counter space for washing machine

KITCHEN-DINER

Re-modelled full-length room with double sided kitchen with integrated appliances and centre island with bi-fold doors providing access to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a straight staircase with an attractive balustrade. Access to loft. Velux window to the rear. Radiator. Recessed shelving. Cupboard housing the gas central heating boiler.

BEDROOM ONE

Double size room with new carpets and

EN-SUITE

en-suite shower room with WC, hand basin & towel rail

BEDROOM TWO

Double size bedroom

BEDROOM THREE

Double size bedroom

BEDROOM FOUR

Smaller double bedroom

FAMILY BATHROOM

Shower over bath, WC, Basin and vanity unit

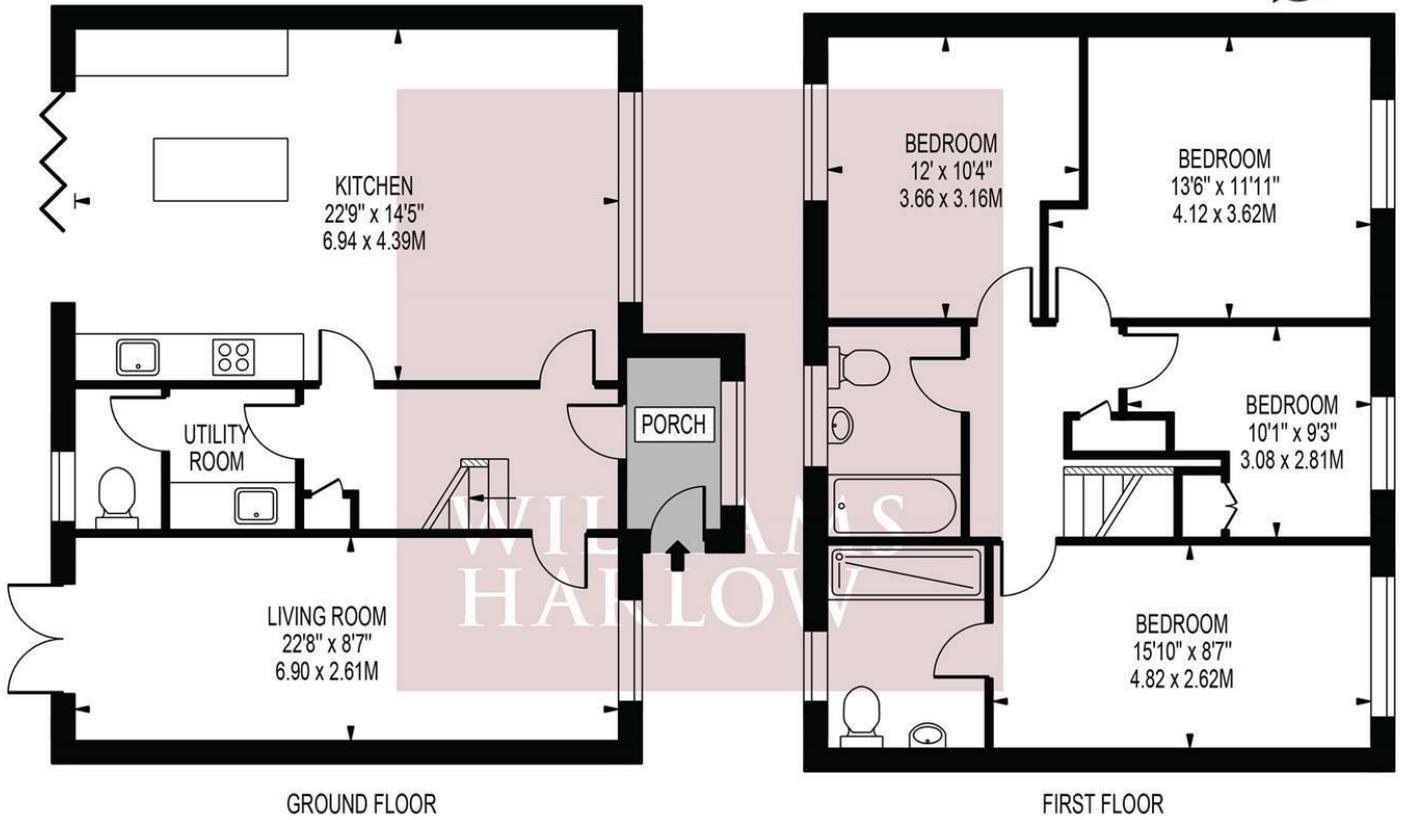
REAR GARDEN

A particularly fine feature of the property. A much larger width than many other similar properties. There is a stepping stone path leading to the end of the garden either side there is level lawn flanked by flower and shrub borders. Towards the end of garden there is a wooden garden shed, greenhouse and an array of flower/shrub borders and some mature trees. There is also an outside tap and outside lighting.



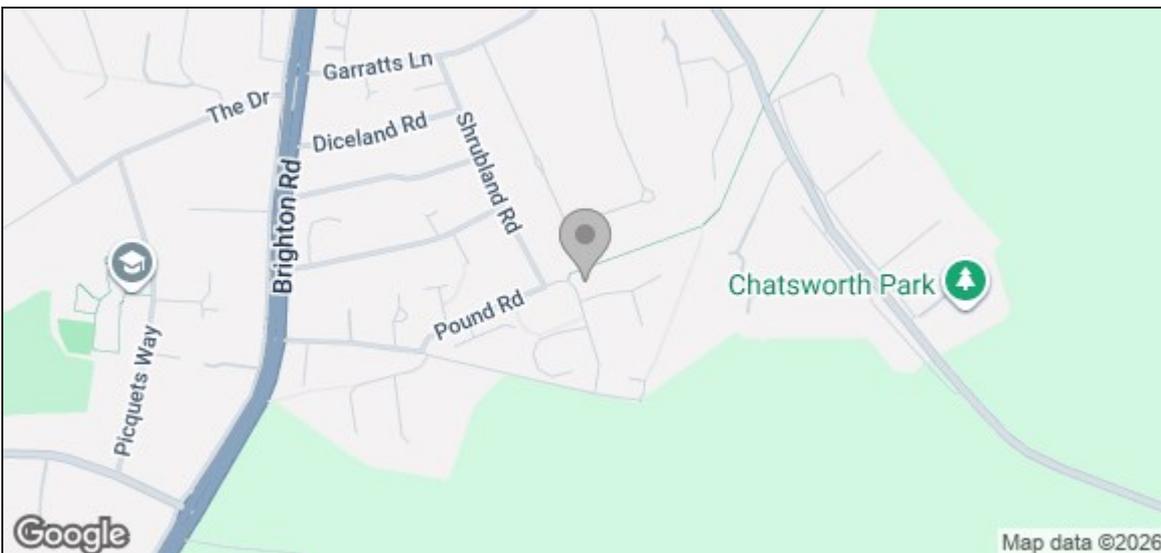
THORNFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1383 SQ FT - 128.44 SQ M



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
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			
England & Wales		73	83
EU Directive 2002/91/EC			