WILLIAMS HARLOW

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# Courtlands Crescent

## Banstead, Surrey SM7 2PL

WILLIAMS HARLOW ARE EXCITED TO PRESENT A FULLY REFURBISHED TWO BEDROOM MAISONETTE TO THE MARKET. Situated in a popular, yet quiet residential area within a short walk of Banstead Village High Street this is a very spacious first floor property. Consisting of two double bedrooms, a family bathroom with separate WC, a fully equipped kitchen and a large reception room with balcony. A private garden, driveway and garage complete the benefits of the property. Available immediately on an unfurnished basis.

## £1,450 PCM

2 1 1

## PATHWAY
Providing access to the front door under pitch style canopy to:

## ENTRANCE HALL
Meter cupboard and stairs rising to:

## FIRST FLOOR ACCOMMODATION

## FIRST FLOOR HALLWAY
Access to loft void. Cloaks cupboard with further storage above, radiator, dado rail, further storage cupboard, window to side and doorway providing access through to:

## WC
WC, dado rail and obscured glazed window to side.

## 'L' SHAPED LOUNGE/DINING ROOM
5.13m x 6.10m (16'10 x 20'0)
Double aspect with 2 x windows to front and double opening french doors to rear and 2 x radiators.

## PRIVATE BALCONY
Metal balustrade enjoying a pleasant outlook.

## KITCHEN
3.05m x 2.36m (10'0 x 7'9)
Newly fitted with a range of wall and base units incorporating a stainless steel sink drainer. Fridge-freezer, washing machine, oven and hob. Cupboard housing gas central heating boiler. Window to rear and freshly painted walls.

## BEDROOM ONE
3.96m x 3.05m (13'0 x 10'0)
Double size, 2 x windows to side and window to rear. Radiator, fitted wardrobe and access to:

## CUPBOARD/WALK-IN WARDROBE
1.73m x 1.02m (5'8 x 3'4)
Window to side.

## BEDROOM TWO
3.89m x 2.92m (12'9 x 9'7)
Double size, window to front, radiator and fitted wardrobe.

## BATHROOM
Shower over bath with marble effect tiling. Wash hand basin with mixer tap and vanity cupboard under and mirrored cupboard over. Part tiled walls, radiator and obscured glazed window to rear.

## OUTSIDE

## REAR GARDEN
12.95m x 14.48m maximum (42'6 x 47'6 maximum)
The property enjoys one of the largest gardens within the development which is principally laid to lawn flanked by mature flower and shrub borders, surrounded by good hedging. There is also a wooden garden shed.

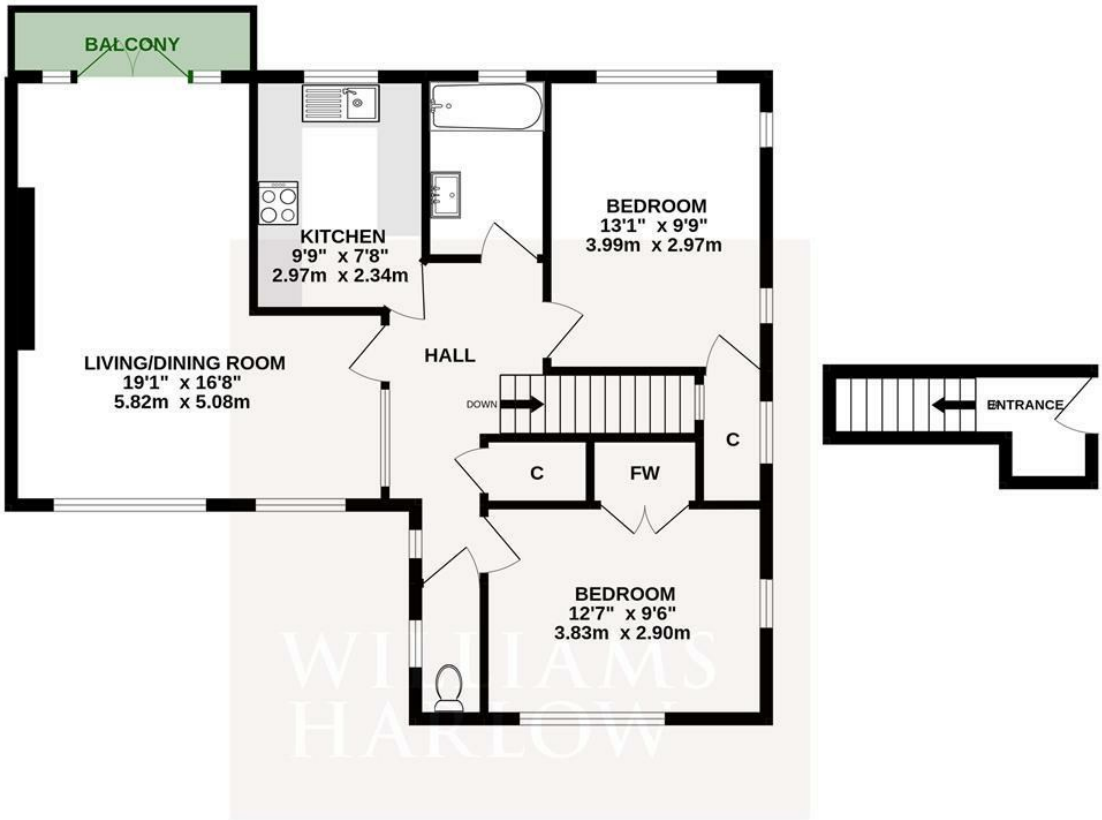
## PARKING
2 x off street parking spaces located to the front of the garage.

## SINGLE GARAGE
Electronically controlled up and over door, power and lighting. Connecting door to the rear.

## COUNCIL TAX
Council Tax Band D (£2,072.11) 2021 / 22

WILLIAMS HARLOW

## FIRST FLOOR




## TOTAL APPROXIMATE FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

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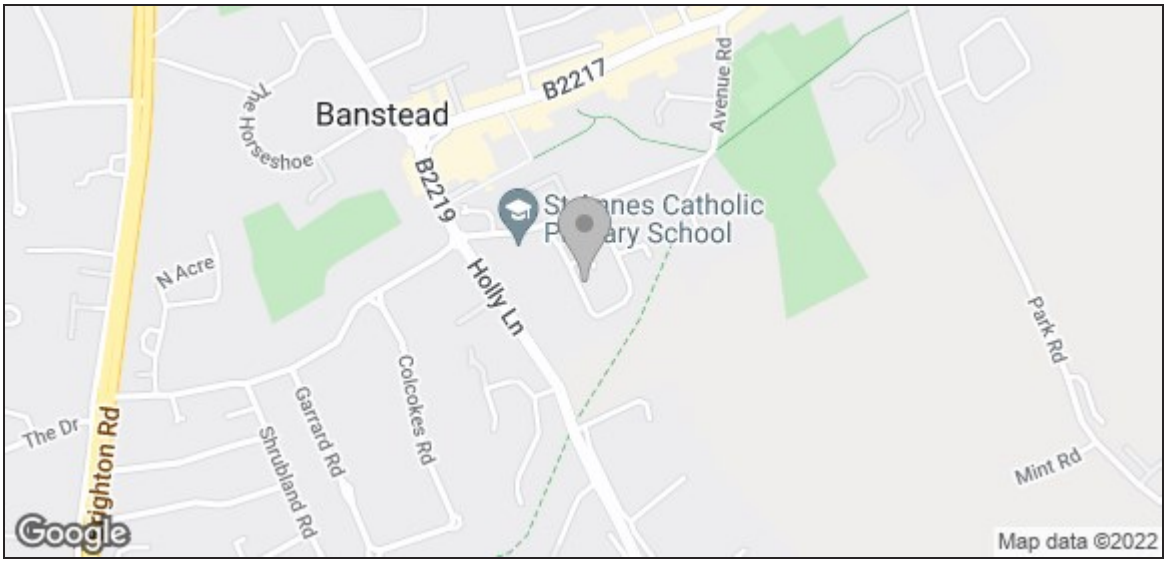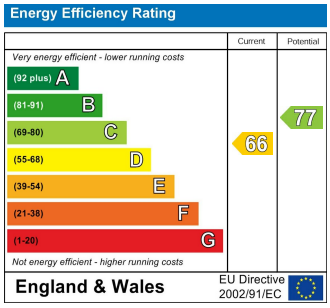
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.