

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

Fir Tree Road Epsom, Surrey KT17 3LB

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a top floor maisonette with over 600 SQ FT, TWO DOUBLE BEDROOMS, PRIVATE GARDEN & PARKING EXTENDING TO 77 FEET AND PARKING AVAILABLE FOR TWO CARS alongside 300 SQ FT of USEABLE LOFT SPACE. Close proximity to a local parade of shops, a stone's throw away from the vast greens of Epsom Downs Racecourse and a 5 minute walk to Epsom Downs train station offering a direct service to London Victoria. VIEWING HIGHLY RECOMMENDED. VENDORS SUITED. SOLE AGENTS

Asking Price £325,000 - Leasehold



ENTRANCE

Accessed to the property is via stairs located to the rear giving access to the:

SECOND FLOOR

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Laminate flooring. Radiator. Cupboard housing the utilities. Downlighters. Shoe storage cupboard. Access to loft space, 350 square foot, insulated and fully boarded.

LIVING ROOM

Large double glazed bay window to the front. Radiator. Feature fireplace with stone surround.

KITCHEN

Work top with various storage units below and a range of wall cupboards. Full tiled splash back surround. Fitted fridge. Fitted freezer. Space for washing machine. Stainless steel sink with mixer tap. Cupboard housing the combi boiler. Gas hob with electric oven below. Fully tiled. Large double glazed window to the front. Radiator.

BEDROOM ONE

Large double glazed window to rear aspect. Radiator.

BEDROOM TWO

Large double glazed bay window. Radiator. Laminate floor.

BATHROOM

Bath with overhead shower and glass shower screen. Wash hand basin. WC. Heated towel rail. Fully tiled floor. Part tiled walls. Obscured double glazed window to the rear. Downlighters.

OUTSIDE

PRIVATE REAR GARDEN

23.47m (77)

The property benefits from its own private rear garden of a westerly aspect which comprises of a patio lawn and flower and shrub borders. There is rear pedestrian access which lead to the parking area

PARKING

Two allocated parking spaces.

LEASE

85 years remaining.

MAINTENANCE CHARGES

£233.31 per annum

GROUND RENT

Nil

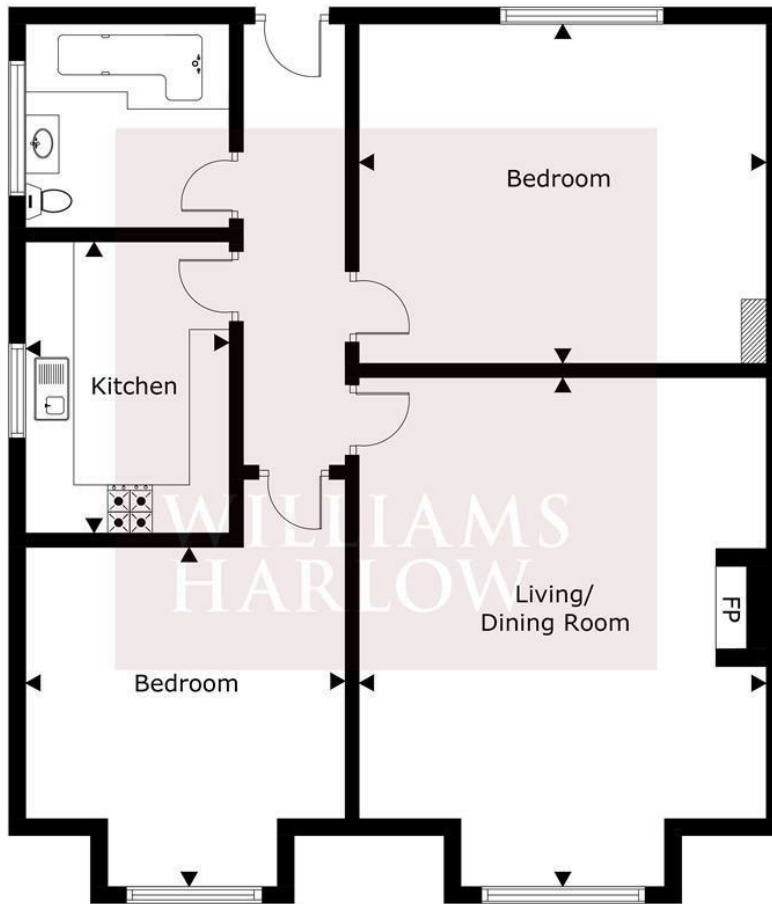
COUNCIL TAX

Reigate & Banstead BAND C £2,079.42 2023/24



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

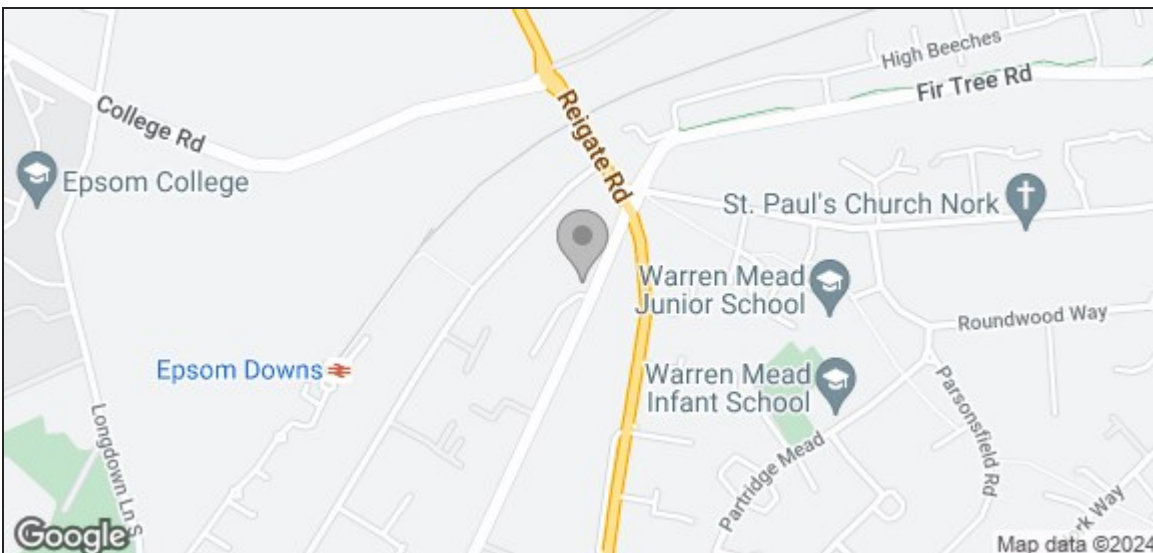
**WILLIAMS
HARLOW**



SECOND FLOOR
APPROX. FLOOR
AREA 626.58 SQ.FT.
(58.23 SQ.M.)

TOTAL APPROX. FLOOR AREA 626.58 SQ.FT. (58.23 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	