

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

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

Park Road Banstead, Surrey SM7 3BS

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a FIRST FLOOR TWO BEDROOM SPLIT LEVEL MAISONETTE LOCATED END TERRACE - The first time to the market in over 40 years. The property is located in the heart of Banstead Village with a range of High Street shopping facilities, coffee shops/restaurants, public transport, open countryside and good local schools, all on your doorstep. Viewing highly recommended. NO CHAIN. SOLE AGENTS

£375,000 - Leasehold



PRIVATE FRONT DOOR

There are tiled steps with handrails leading up to the front door which is under a recess with outside lighting, storage cupboard to the side, providing access through to:

ENTRANCE LOBBY

Radiator. Utility cupboard housing the fuse board and gas meter. Stairs rising to the:

FIRST FLOOR HALLWAY

Large double glazed window to the side. Airing cupboard housing the boiler and storage. Obscured glazed door providing access to the:

LIVING ROOM

2 x large double glazed windows to the front. Feature brick fireplace with electric fire with the option for gas to have gas supply if required. Coving. Radiator. 2 x feature lights. Stairs rising to the second floor. Opening through to the:

DINING AREA

Radiator. Coving. Central feature light. Large window to the rear. Opening through to the:

KITCHEN

A comprehensive range of low and eye level kitchen cupboards with roll edge work surface. Tiled surround. Freestanding fridge freezer. Washing machine. Gas hob with extractor fan above and gas oven below. Lino flooring. Large double glazed window to rear.

SECOND FLOOR

LANDING

Large double glazed window to the side. Central feature light. Airing cupboard housing hot water tank with shelving to provide ample storage. Access to the loft.

BEDROOM ONE

Large double glazed window to the front. 2 x fitted wardrobes. Additional cupboard. Radiator.

BEDROOM TWO

Large double glazed window to the rear. Radiator.

BATHROOM

Bath. Low level WC. Wash hand basin. Vanity cupboards to the side. Coloured suite. Carpet. Part tiled walls. Radiator. Towel rail. Large obscured double glazed window to the rear. Extractor fan.

OUTSIDE

FRONT

There is a well maintained front communal garden with herbaceous borders and shrubs.

GARAGE

Located in a nearby block with manual up and over door.

LEASE

Length of lease 134 years.

MAINTENANCE CHARGES

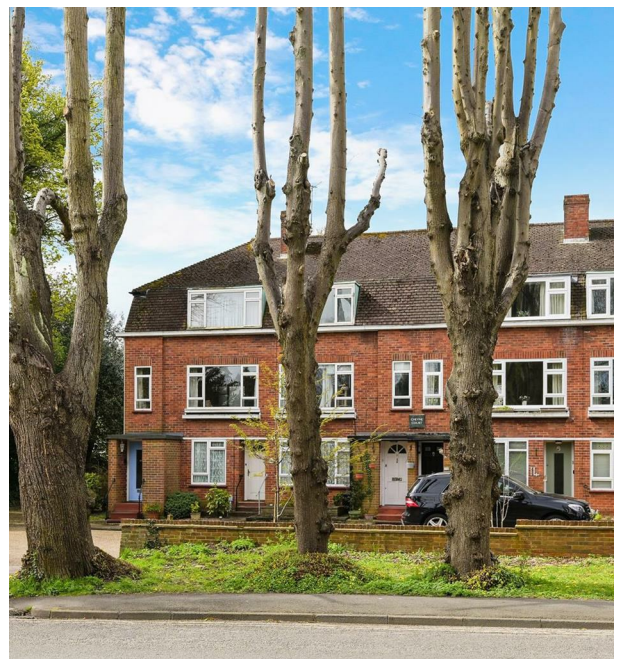
£700 p.a

GROUND

N/A

COUNCIL TAX

Reigate & Banstead BAND C £2,079.42 2024/25

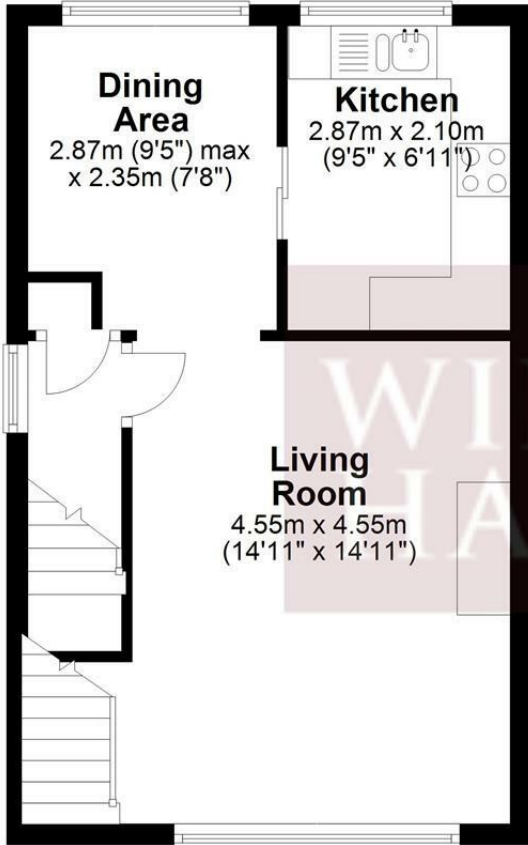


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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**

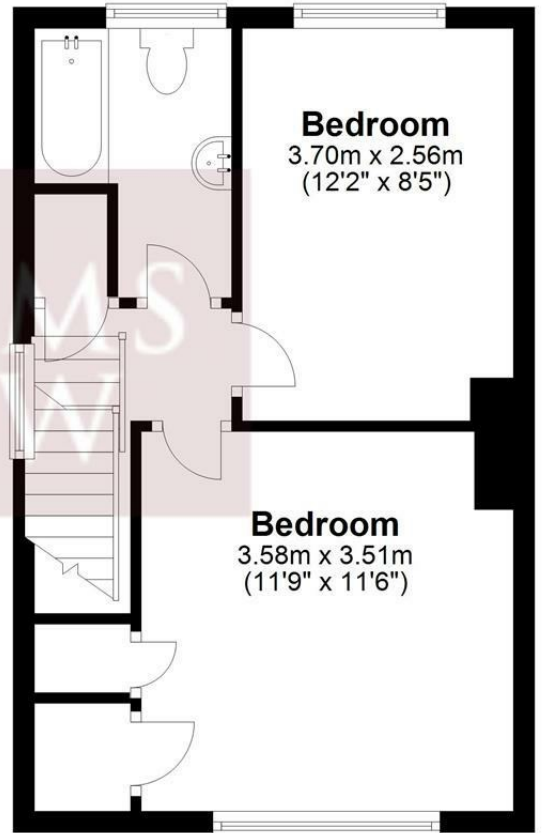
First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)

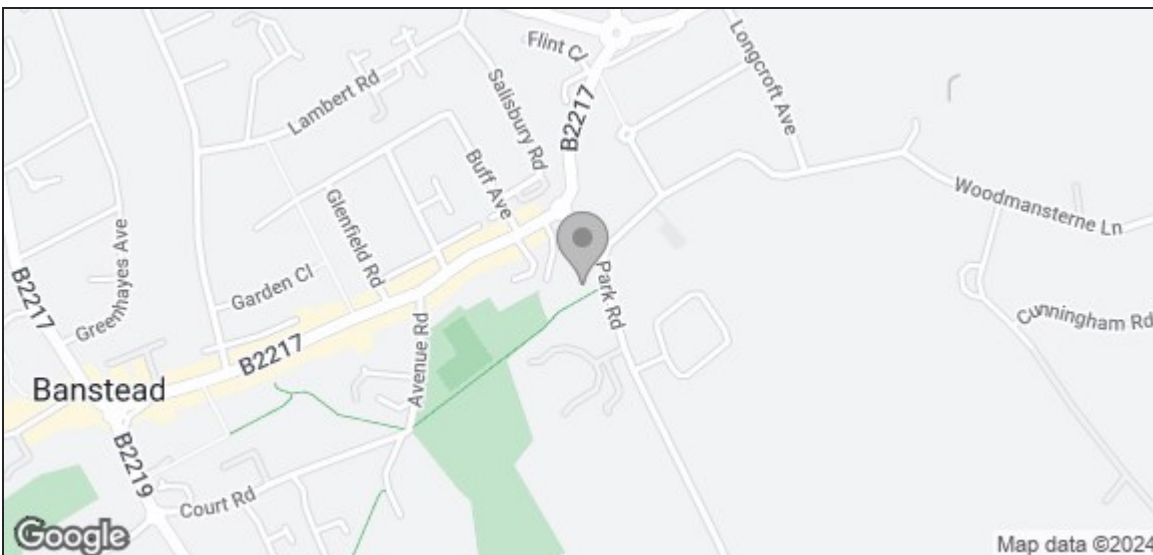


First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 67.5 sq. metres (726.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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			
		61	77
England & Wales		EU Directive 2002/91/EC	