

**WILLIAMS
HARLOW**

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The Green Tadworth, Surrey KT20 5NP

WILLIAMS HARLOW OF BANSTEAD ARE PRESENTING THIS THREE BEDROOM END-OF-TERRACE HOUSE TO THE MARKET. Consisting of three good-size bedrooms (2 doubles, 1 single), a family bathroom, galley kitchen with appliances, handy downstairs WC and a large lounge-diner this is a good family home. Further benefitting from a large low-maintenance rear garden and private garage accessed from the garden. Available immediately on an unfurnished basis.

£2,000 PCM Unfurnished



FRONT DOOR

Replacement front door, giving access through to:

ENTRANCE HALL

3.23m x 0.91m (10'7 x 3'0)

Wood effect flooring. Radiator. Coving. Large cloaks cupboard with hanging.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Half height tiling. Obscured glazed window to side. Radiator.

FULLY FITTED KITCHEN

3.51m x 1.83m (11'6 x 6'0)

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. There are a three domestic appliances. The cooker is included. A comprehensive range of eye level cupboards. Fitted extractor. Window to side. Coving.

LOUNGE/DINING ROOM

7.57m x 3.86m (24'10 x 12'8)

Measured into an attractive bay window to front. Double opening french doors with full height windows on either side accessing the garden. Wood effect flooring. 2 x radiators. Open tread staircase rising to the first floor. Cupboard housing electricity meter and new consumer unit.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft void. Large airing cupboard housing wall mounted gas central heating boiler.

BEDROOM ONE

3.40m x 3.00m (11'2 x 9'10)

Window to side. Radiator. Fitted wardrobes. Coving

BEDROOM TWO

3.86m x 1.98m (12'8 x 6'6)

Window to front. Radiator. Wardrobe recess. Coving.

BEDROOM THREE

3.45m x 1.88m (11'4 x 6'2)

Window to side. Wardrobe recess. Coving. Radiator.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Above the bath there is an independent shower and glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC. The bathroom is double aspect with obscured glazed windows to front and side. Part tiled walls. Shaver point. Heated towel rail.

OUTSIDE

FRONT

There is a small front door with a pathway providing access to the front door either side of which is laid to slate chippings with flower and shrubs.

FIRST GARDEN AREA

5.92m x 3.89m approx (19'5" x 12'9" approx)

The garden is laid to two separate areas. The first area is laid to artificial lawn with raised borders and outside lighting. This area has a pathway which provides useful rear access and connects to the rear of the garage. There is a side passage where there is an outside tap and gives access to the:

SECOND GARDEN AREA

7.32m x 5.33m (24'0 x 17'6)

Principally laid to stone chippings, various flower/shrub borders and some ornamental trees.

GARAGE

5.23m x 2.44m (17'2 x 8'0)

Metal up and over door to the front. Power and lighting. Connecting door to the rear.

PARKING

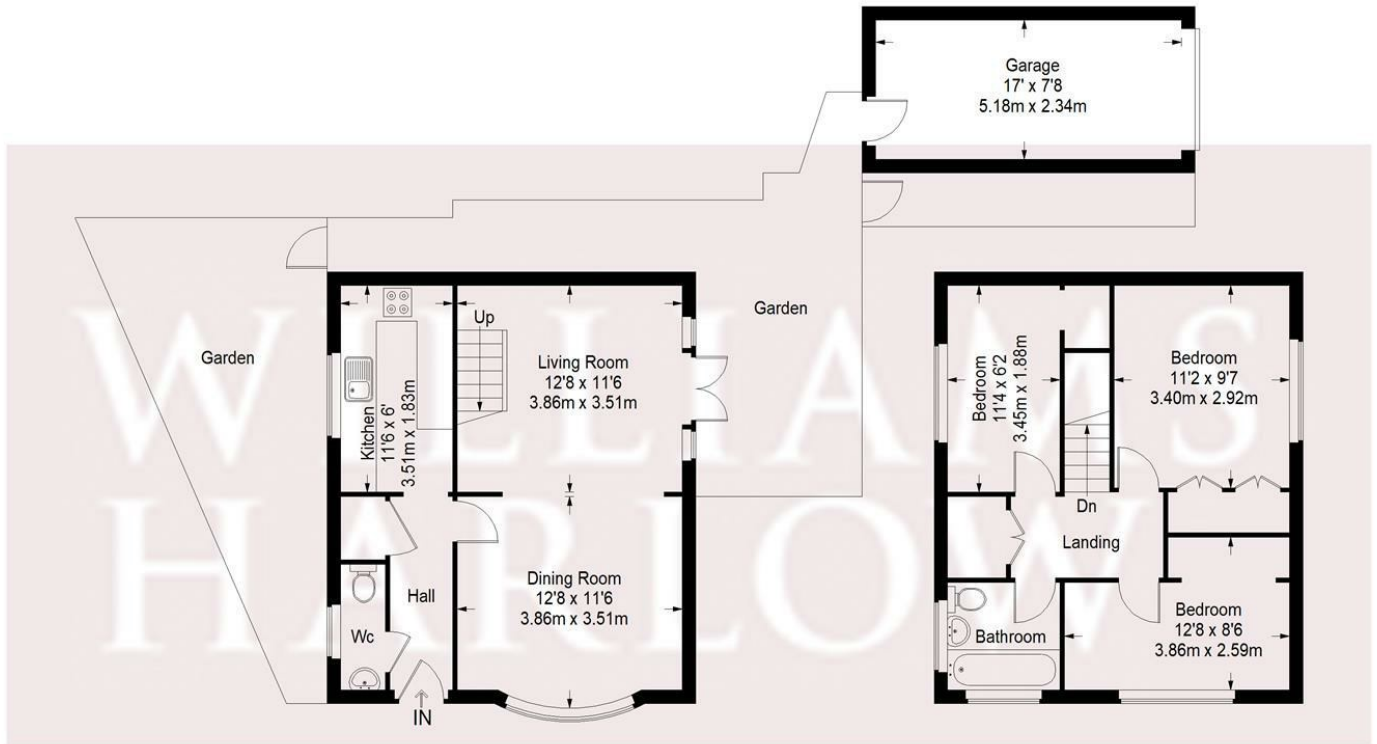
To the front of the garage there is allocated parking.

COUNCIL TAX

Council Tax Band D (£2,339.35) 2024 / 25



The Green, Burgh Heath

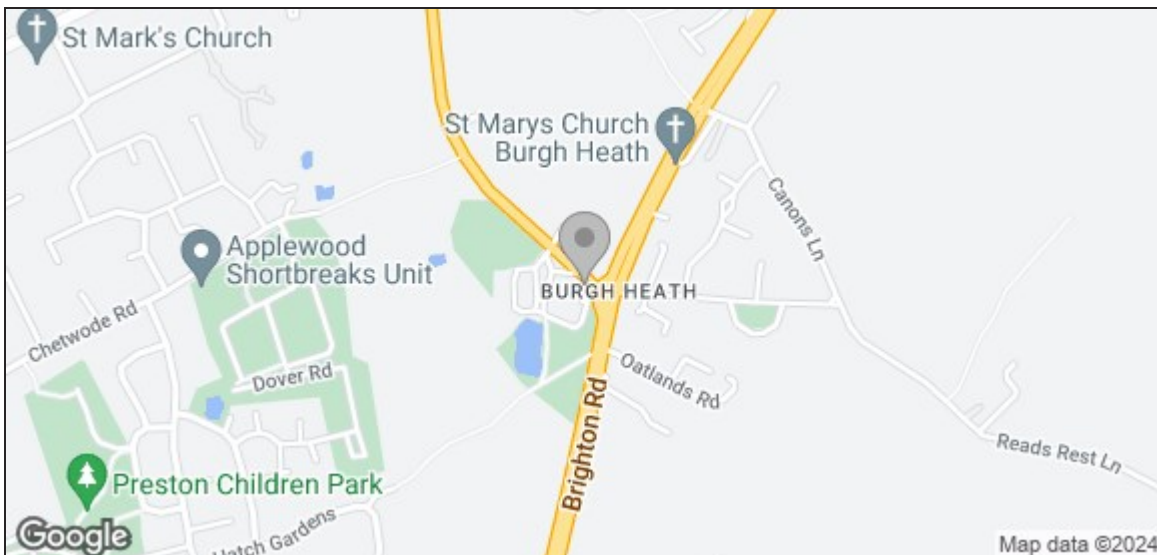


Ground Floor = 436 sq ft

First Floor = 428 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 436 sq ft / 40.50 sq m
 FIRST FLOOR = 428 sq ft / 39.76 sq m
 GARAGE = 133 sq ft / 12.36 sq m
 Total = 997 sq ft / 92.62 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	