

**WILLIAMS  
HARLOW**

Banstead Office  
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

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

## Beckenshaw Gardens Banstead, Surrey SM7 3NB

An opportunity to acquire a semi detached bungalow located at the head of a cul-de-sac with a southerly aspect rear garden extending to approximately 80 feet, with two reception rooms, two bedrooms, two off street parking spaces and a shower room. The property is located within an easy walk of Woodmansterne village and close to miles of open countryside. SOLE AGENTS. NO ONWARD CHAIN

Offers In Excess Of £425,000 - Freehold



## FRONT DOOR

Replacement part glazed front door under a pitched canopy with outside light, giving access through to the:

## ENTRANCE HALL

Access to loft void (boarded and carpeted for easy storage). Thermostat for the central heating.

## KITCHEN

Range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer. Fitted oven and grill. Surface mounted four ring electric hob with extractor above. Wall mounted gas central heating boiler. Window to the side. Part tiled walls. Space for various domestic appliances. Coving. Radiator. Archway through to the:

## DINING ROOM

Window to the rear. Coving. Time clock for heating and water heater. Airing cupboard. Archway through to the:

## INNER LOBBY

Part glazed door to the side. Coving. Radiator.

## SITTING ROOM

Double aspect room with window to the side and sliding patio doors enjoying an elevated view over the rear garden. Radiator.

## BEDROOM ONE

Bay window to the front. Fitted wardrobes with sliding mirrored doors. Radiator. Coving.

## BEDROOM TWO

Bay window to the front. Radiator. Coving.

## BATHROOM

Fully enclosed shower cubicle with both rain shower and hand held attachment. Wash hand basin with cupboard below. Low level WC. Obscured glazed window to the side. Part tiled walls. Coving. Ceiling mounted extractor.

## OUTSIDE

### FRONT

The front of the property is hard landscaped for ease of maintenance and can easily park two vehicles. The pathway continues to the side of the property providing access to the front door. Useful side access to the:

### SOUTHERLY ASPECT REAR GARDEN

24.38m x 7.01m approximately (80'0 x 23'0 approximately)  
There is a patio expanding the immediate rear width which also returns to other side of the property which is an area accessible from the inner lobby. The remainder of the garden is mainly laid to level lawn with flower/shrub borders. Towards to the end of the garden there is a concrete storage shed with both up and over door and an additional door to the side and a separate small shed. The garden enjoys a good degree of privacy and extends to approximately 80 feet.

## COUNCIL TAX



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.

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	