

**WILLIAMS
HARLOW**

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North Acre Banstead, SM7 2EG

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS FOUR DOUBLE BEDROOM, DETACHED FAMILY HOME TO THE MARKET. Situated near the end of a popular residential cul-de-sac which is also within walking distance to Banstead Village High Street, the property has recently undergone extensive refurbishment. Comprising a good-size family kitchen, a large L-shaped lounge-diner with an additional adjoining lounge and a downstairs WC; upstairs has four double bedrooms all with built-in wardrobes and a modern family bathroom. Front and back gardens and a double garage with driveway completes the property. Available early October on an unfurnished basis.

£3,000 PCM Unfurnished



DRIVEWAY

Private driveway with off-street parking for two vehicles.

FRONT GARDEN

Laid to grass adjacent to driveway with footpath leading to...

ENTRANCE

Porch area with double-glazed doors

HALLWAY

New wood effect flooring provides access to all downstairs accommodation

Digitally controlled heating thermostat

KITCHEN

Wood effect flooring and fully equipped with modern appliances with access to the side of the house and an internal door leading to the lounge-diner....

LOUNGE-DINER

Huge, newly carpeted L-shaped room with sliding door access to the rear garden, feature fire-place plus internal door access to kitchen, hallway and second lounge

LOUNGE 2

Very large room with new carpets and direct access to the garden and internal access to the garage.

DOWNSTAIRS WC

Refurbished with new WC and hand-basin

STAIRCASE

leading upstairs

BEDROOM 1

Double size room with built-in wardrobes and new carpets overlooking the rear garden

BEDROOM 2

Double size room with built-in wardrobes and new carpets overlooking the rear garden

BEDROOM 3

Double size room with built-in wardrobes and new carpets overlooking the front garden

BEDROOM 4

Double size room with built-in wardrobes and new carpets overlooking the front garden

BATHROOM

Newly fitted with shower cubicle, separate bath, WC, hand-basin and heated towel-rail and underfloor heating

REAR GARDEN

Accessed from both lounge areas and laid to grass and patio area with greenhouse

GARAGE

Double garage with power and lighting and double internal access to the house

COUNCIL TAX

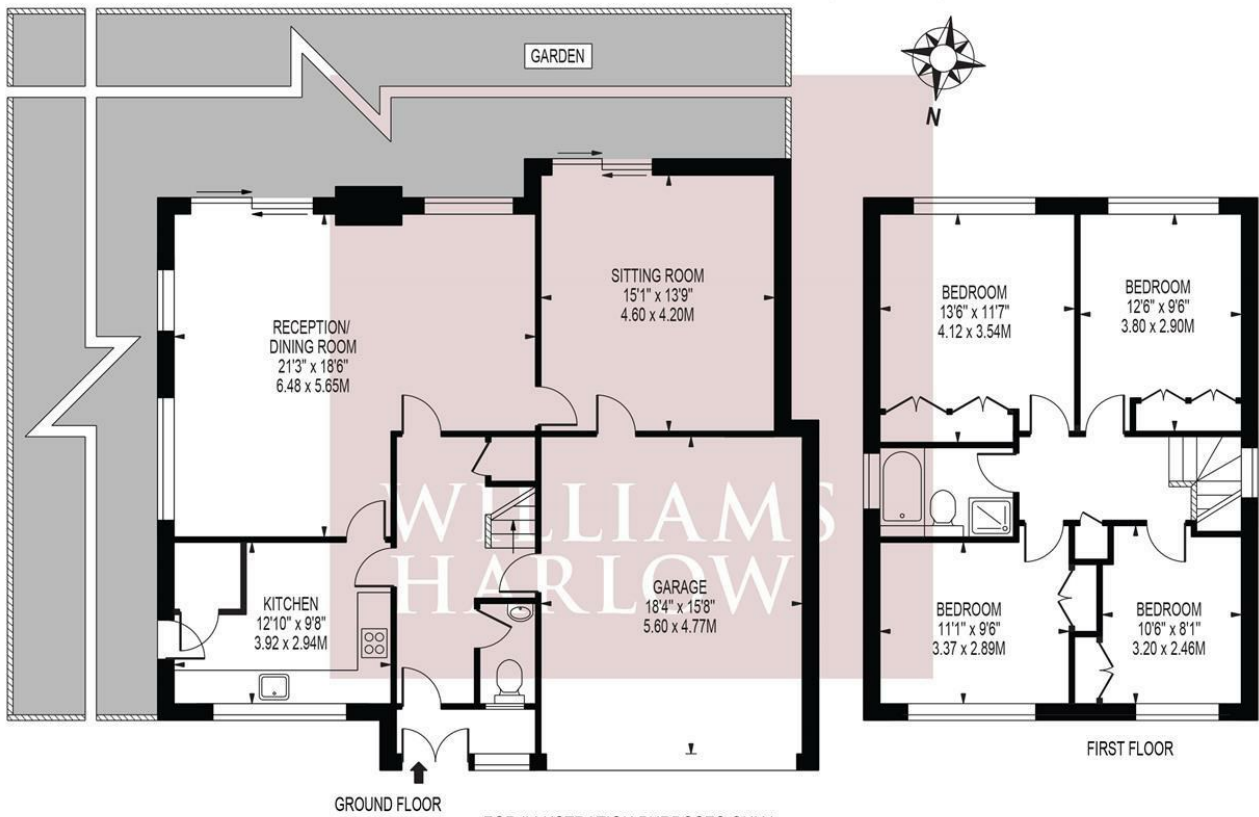
Council Tax Band F (£3,379.06) 2024 / 25



NORTH ACRE

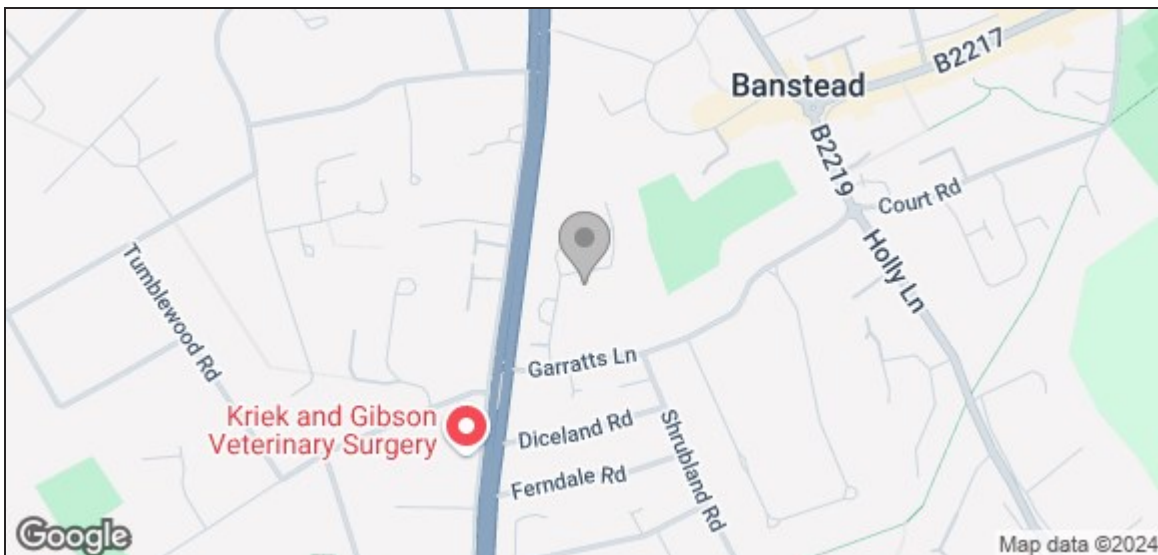
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1468 SQ FT - 136.36 SQ M**
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **288 SQ FT - 26.71 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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			
England & Wales		75	84
		EU Directive 2002/91/EC	