

South Drive Banstead, SM7 3BQ

WILLIAMS HARLOW ARE EXCITED ARE PLEASED TO PRESENT THIS UNIQUE DETACHED PROPERTY TO THE MARKET. Situated on a quiet cul-de-sac close to both Banstead and Carshalton Beeches villages as well as having access to the rolling countryside on the doorstep. Consisting of three bedrooms, two en-suite bathrooms as well as a large eat-in kitchen and a further large reception room. Low maintenance and running costs are important benefits and the property is available immediately on an unfurnished basis.

£3,250 PCM Unfurnished



THE PROPERTY

This highly sustainable property is accessed via a central front door giving access to the impressive grand entrance hall. There are two further bright bedrooms both with fitted wardrobes and glazed doors to the rear. Finally a beautiful designed modern, high specification, fully tiled family bathroom finishes the internal accommodation.

OUTDOOR SPACE

Externally the area to the front has provision to provide off street parking for approximately six vehicles with brick block pathways, wheel chair ramp and an all-important electric car charging point.

KITCHEN

The contemporary bright kitchen has a full range of high quality kitchen units, fitted oven and grill, surface mounted hob, space for domestic appliances, American fridge freezer, marble work surfaces, tiled floor with underfloor heating, sliding patio doors and all is set under a part vaulted ceiling.

RECEPTION ROOM

The spacious reception room is set under a vaulted ceiling, allowing the light to flood in from the triple glazed sliding solar controlled doors.

BEDROOM ONE

The luxury master bedroom is again set under a vaulted ceiling with windows and door to the rear maximising light and space.

EN-SUITE I

Modern fully tiled en-suite shower room with walk in shower., WC and basin.

BEDROOM TWO

Double height bedroom with built-in wardrobes and door to the rear garden.

BEDROOM THREE

Double height bedroom with built-in wardrobes and door to the rear garden.

FAMILY BATHROOM

Family bathroom with shower over bath, WC and hand-basin with heated towel rail

ELEVATED TERRACE

This area has a stunning glass balustrade with composite decking and part paved area to the rear surrounded by timber sleepers with planters and subtly located external lighting completes the low maintenance design.

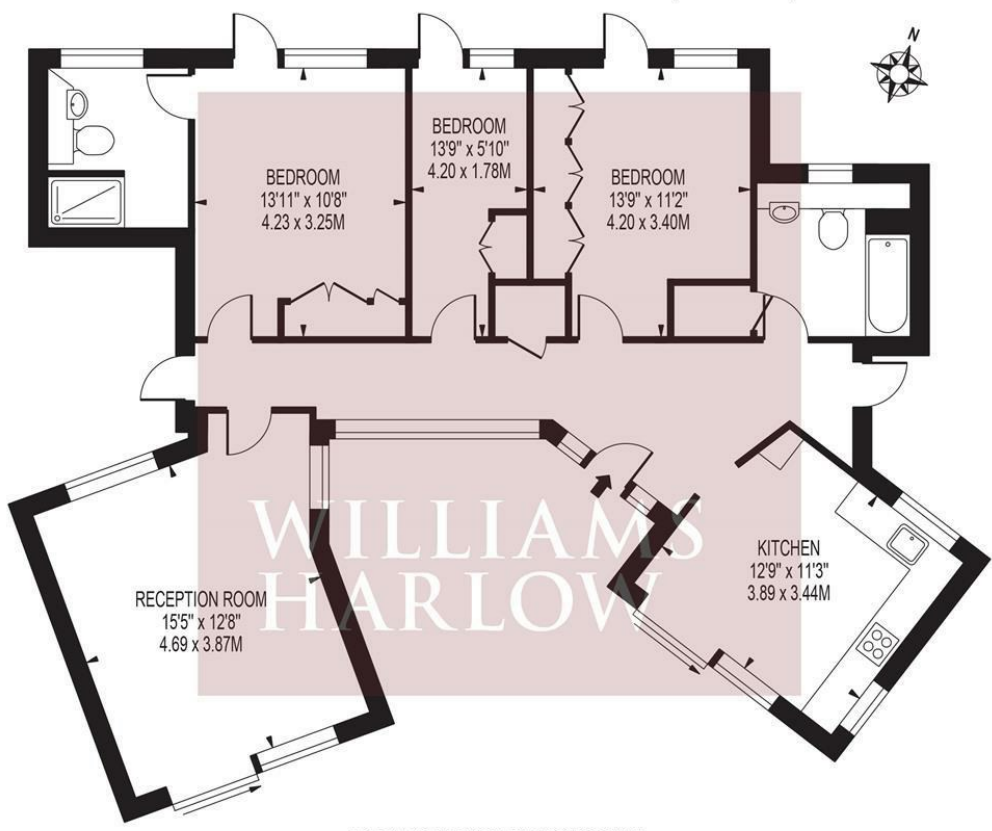
COUNCIL TAX

Council Tax Band E (£2,859.20) 2024 / 25



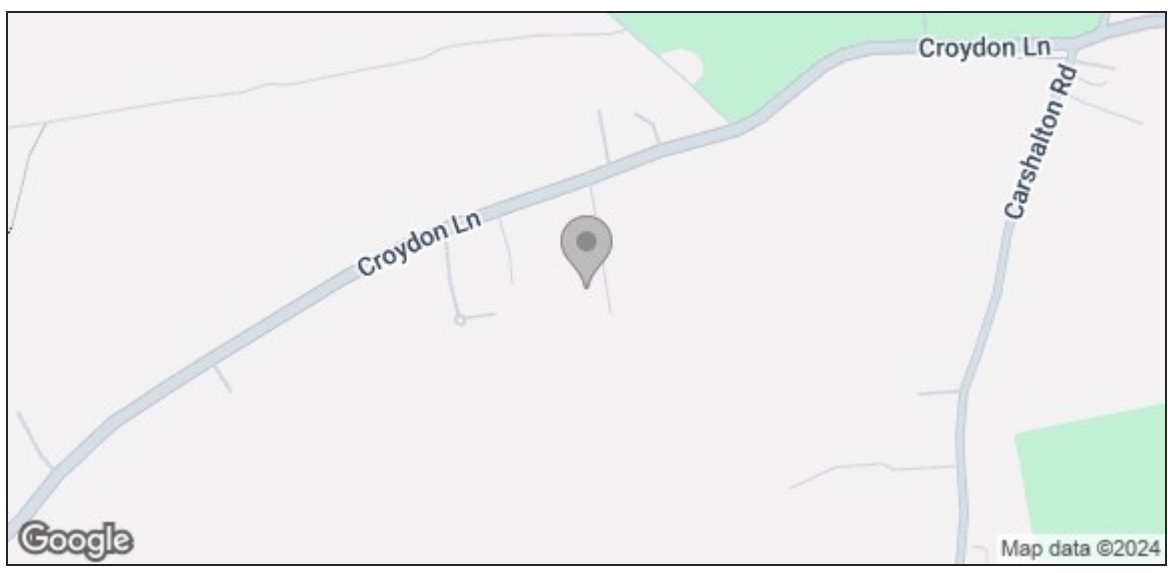
**SOUTH DRIVE,
THE FIRS**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1047 SQ FT - 97.30 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			93
(81-91) B		81	
(69-80) C			
(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	