

## Salisbury Road Banstead, SM7 2DR

WILLIAMS HARLOW ARE PLEASED AND EXCITED TO BRING THIS THREE BEDROOM FAMILY HOME TO THE MARKET. Situated on a tree-lined residential street and located within walking distance to Banstead Village High Street, this is a superbly positioned house. Consisting of three reception rooms, a fully-equipped kitchen and separate WC downstairs with three bedrooms (2 doubles, 1 single) and a family bathroom upstairs. The house has been beautifully decorated and kept in very good order. Benefitting from off-street car parking for 2 cars and a good-size rear garden. Available early August on an unfurnished basis.

**£2,500 PCM Unfurnished**



## DRIVEWAY

Private driveway with space for two cars

## COUNCIL TAX

Council Tax Band E (£2,992.97) 2025 / 26

## FRONT DOOR

With double-glazed porch

## HALLWAY

Beautiful parquet flooring throughout and provides access to all rooms

## LOUNGE

At front of the house with bay window, double glazing and fitted media wall

## DINING ROOM

Carpeted and provides access to the conservatory through double doors

## CONSERVATORY

Fully glazed conservatory with gas central heating to ensure all-year-round use and direct access to the garden through double doors

## KITCHEN

Fully equipped galley kitchen with direct access into garden

## DOWNSTAIRS WC

Situated underneath the stairs

## STAIRCASE

Carpeted and leading up to:

## BEDROOM ONE

Double room at front of the house with full room length built-in wardrobes. Newly laid carpet.

## BEDROOM TWO

Double room with new carpets overlooking the rear garden

## BEDROOM THREE

Single bedroom at the front

## BATHROOM

Shower over bath, hand-basin and heated towel-rail.  
WC in adjoining separate room

## REAR GARDEN

Good size with dual access points into house. Laid to patio and mainly grass with storage shed and independent side access.

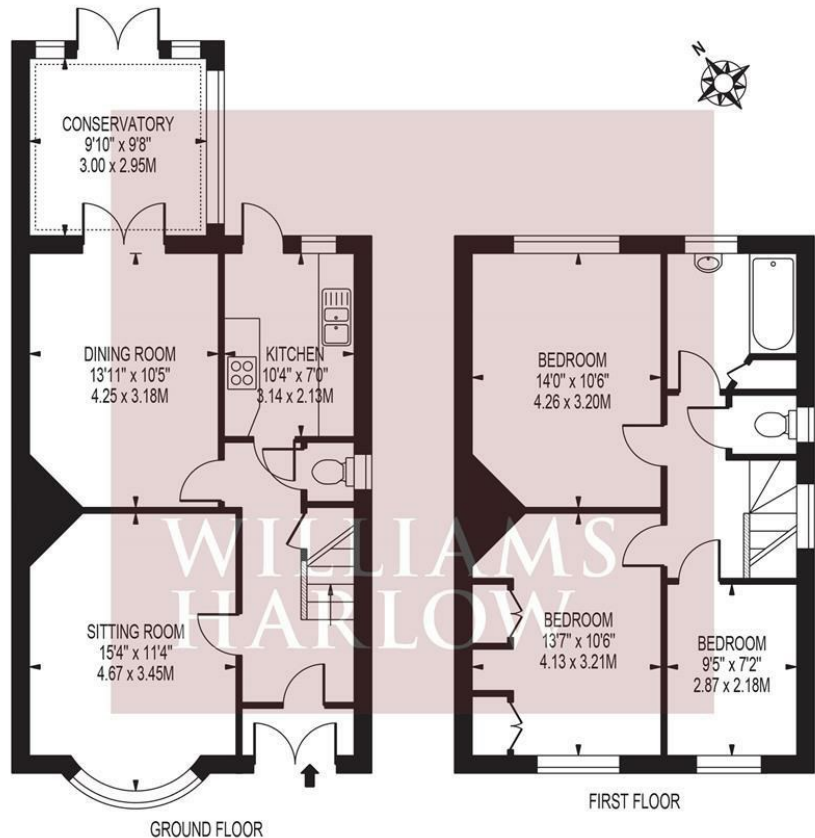






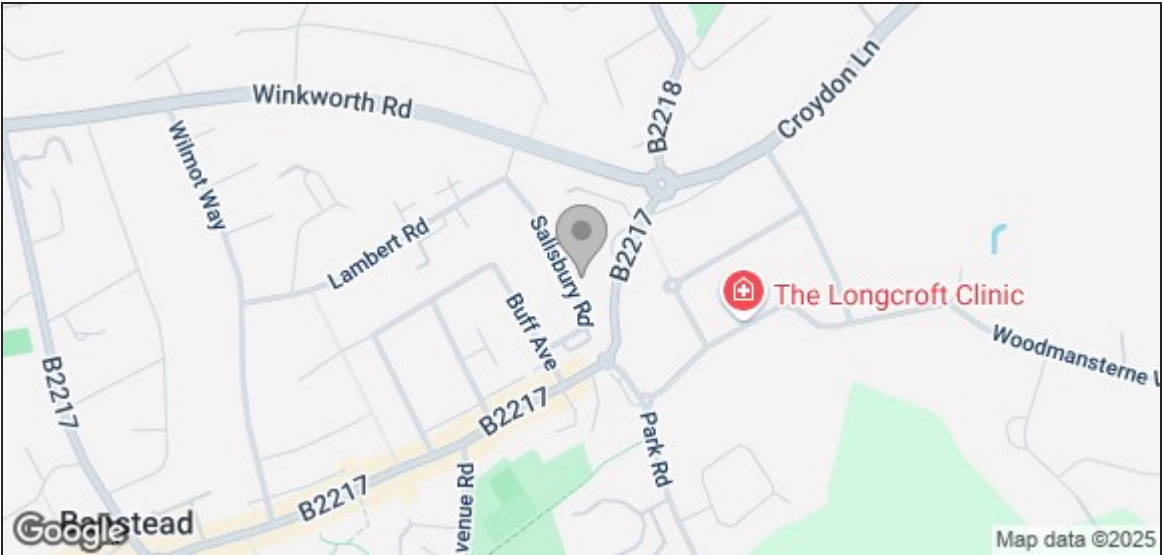
SALISBURY ROAD,  
BANSTEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1123 SQ FT - 104.33 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                                   |         |           |
| (21-36) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |