

Tonbridge Close Woodmansterne, Surrey SM7 3JD

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS THREE BEDROOM SEMI-DETACHED HOUSE TO THE MARKET. Situated in the leafy Woodmansterne suburb of Banstead, the house is located close to all the local amenities and green open spaces. Internally providing tenants with a good size kitchen, downstairs WC and large rear reception room with direct garden access. Upstairs gives three bedrooms (2 doubles, 1 single) and a family bathroom. Recently redecorated throughout, additional benefits include gas central heating, double glazing, a garage and a private driveway. Available early/mid August on an unfurnished basis.

£2,250 PCM Unfurnished



FRONT

there is an area of lawn and a pathway to the front door. Off street parking for two vehicles, this gives way to:

ENTRANCE PORCH

1.52 x 1.22 (5'0" x 4'0")

tilled floor and front door giving access through to:

FRONT DOOR

providing access through to:

ENTRANCE HALL

3.66 x 1.12 (12'0" x 3'8")

radiator, wood effect flooring and coving.

WC

wc, wash hand basin with tiled splashback, obscured glazed window to side and radiator.

KITCHEN

3.56 x 1.91 (11'8" x 6'3")

a modern range of wall and base units, roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface and eye level cupboards. Washing machine, cooker and fridge freezer. Window to front, part tiled walls, radiator and wood effect flooring.

LOUNGE/DINING ROOM

5.23 x 5.44 (17'2" x 17'10")

with turn staircase to first floor. 2 x radiators, sliding patio doors to rear and coving.

FIRST FLOOR ACCOMMODATION

LANDING

reached by a turn staircase. Large storage cupboard.

BEDROOM ONE

4.14 x 3.40 (13'7" x 11'2")

window to rear, radiator and fitted wardrobe.

BEDROOM TWO

3.38 x 2.46 (11'1" x 8'1")

window to front, radiator and fitted wardrobe.

BEDROOM THREE

4.17 x 1.93 (13'8" x 6'4")

window to rear, radiator.

BATHROOM

white suite with a panelled bath with an independent wall mounted shower above. Wash hand basin, low level wc, radiator and obscured glazed window to front. Access to loft void and wood effect flooring. Airing cupboard.

REAR GARDEN

18.29 x 8.08 (60'0" x 26'6")

approximately. With a patio immediately to the rear of the property benefitting from outside security lighting. The remainder of the garden is laid to lawn with a mature tree and a brick built barbecue.

INTEGRAL GARAGE

with up and over door. Gas central heating boiler. To the side of the garage is a pathway which provides access to the:

COUNCIL TAX

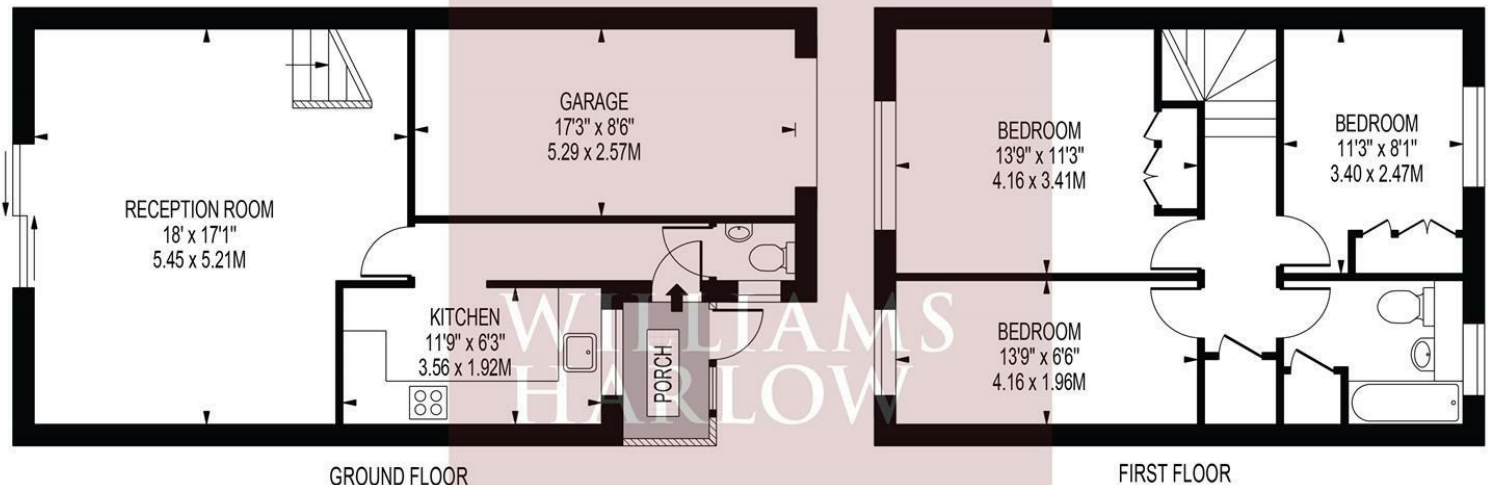
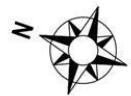
Council Tax Band D (£2,448.79) 2025 / 26



TONBRIDGE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 880 SQ FT - 81.77 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 148 SQ FT - 13.78 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		
	70	84
EU Directive 2002/91/EC		