WILLIAMS HARLOW

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Barnfield
Banstead, SM7 3QS

WILLIAMS HARLOW ARE PROUD TO PRESENT A WELL-PROPORTIONED THREE BEDROOM FAMIY HOME TO THE MARKET. Situated on a tree-lined cul-de-sac at the northern end of Banstead High Street, this location cannot be bettered. Internally the house consists of a large reception room with doors onto the garden and a well-equipped, large galley kitchen, a separate WC and 2 storage cupboards downstairs; 3 double bedrooms and a large bathroom complete upstairs. Externally there is a large rear garden plus a garage and private driveway. Available end of November on an unfurnished basis.

£2,250 PCM Unfurnished

3 1 1



FRONT & ENTRANCE
Front garden with footpath to front door

HALLWAY
Provides access to all rooms downstairs:

RECEPTION ROOM
Full length of house with double aspect and sliding glazed doors accessing the rear garden.

KITCHEN
Galley kitchen with direct rear access to the garden

WC
WC and hand-basin

STAIRCASE
Leading up to

BEDROOM ONE
Double size room over-looking the front garden with double glazed windows and carpet flooring

BEDROOM TWO
Double size room over-looking the rear garden with double glazed windows and carpet flooring

BEDROOM THREE
Double size room over-looking the rear garden with double glazed windows, carpet flooring and sliding door double wardrobes

BATHROOM
Shower cubicle, bathtub, WC and hand-basin and heated towel rail

REAR GARDEN
Laid mainly to grass with small pond and patio accessed from the house and independent side access

OUTSIDE
Set back from the main road with an off-street car parking space

COUNCIL TAX
Council Tax Band D (£2,555.86) 2026 / 27













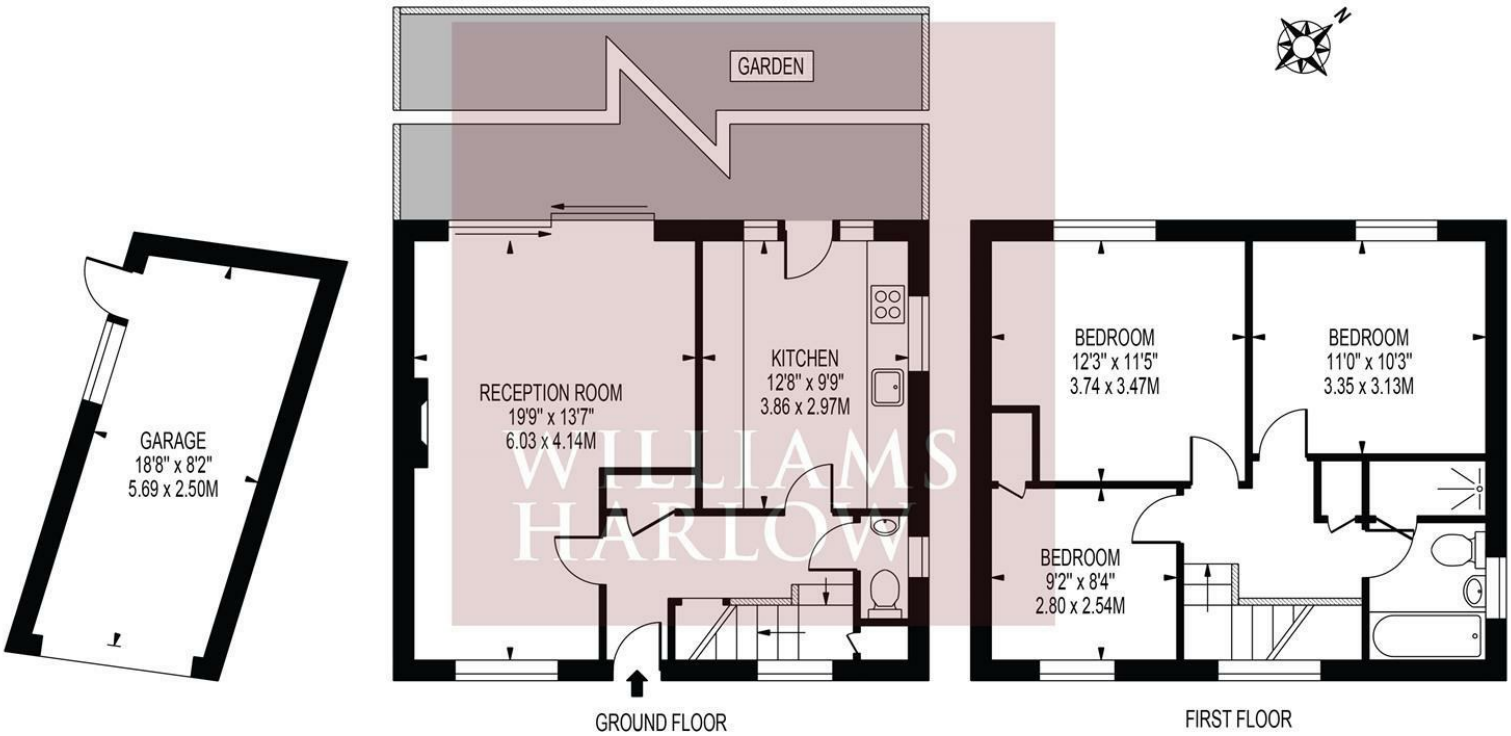




WILLIAMS HARLOW

BARNFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **946 SQ FT - 87.88 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **153 SQ FT - 14.22 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.
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