

Barnfield

Banstead, SM7 3QS

WILLIAMS HARLOW ARE PROUD TO PRESENT A WELL-PROPORTIONED THREE BEDROOM FAMILY 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



FRONT & ENTRANCE

HALLWAY

RECEPTION ROOM

KITCHEN

WC

STAIRCASE

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

REAR GARDEN

OUTSIDE

COUNCIL TAX

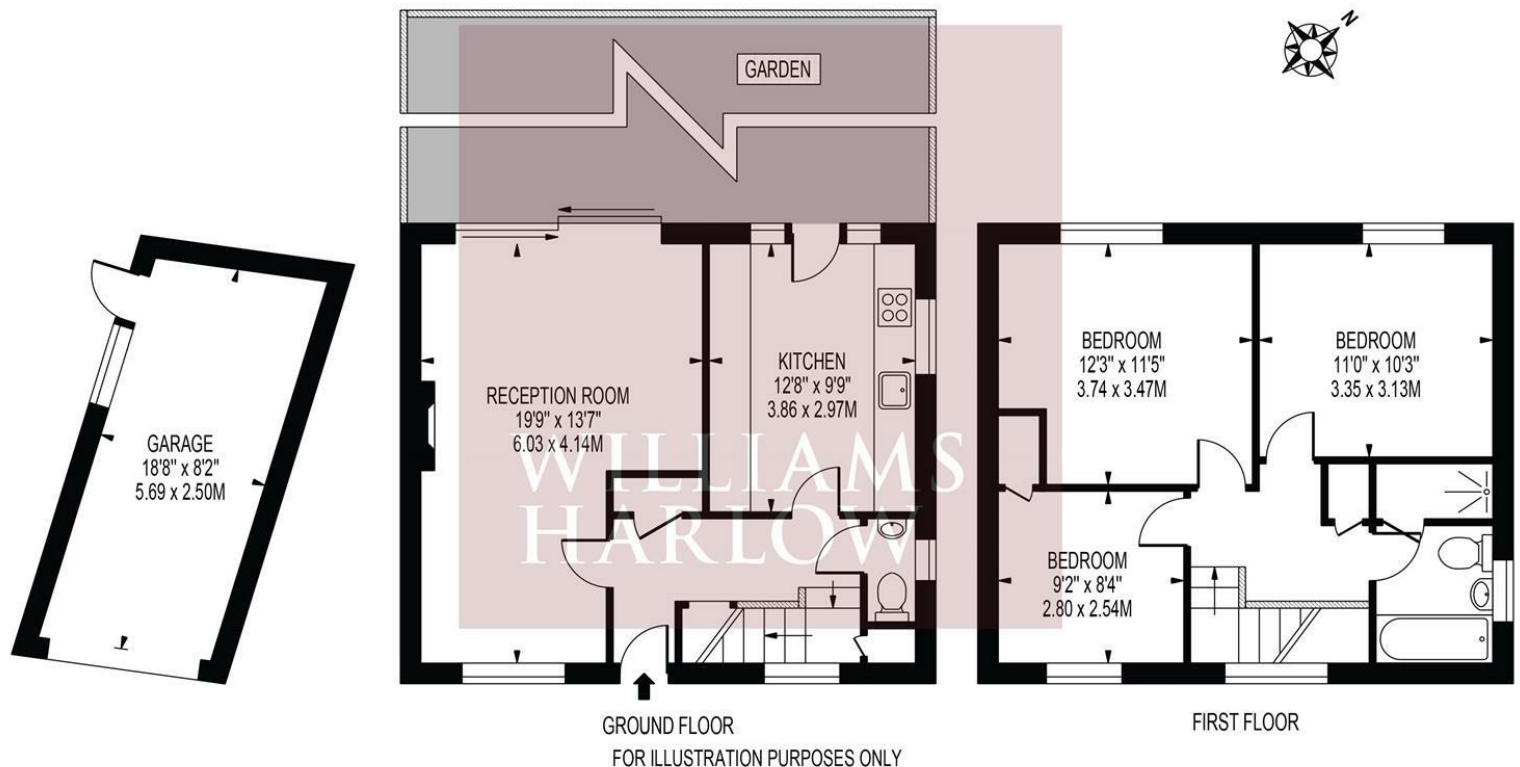
Council Tax Band D (£2,555.86) 2026 / 27



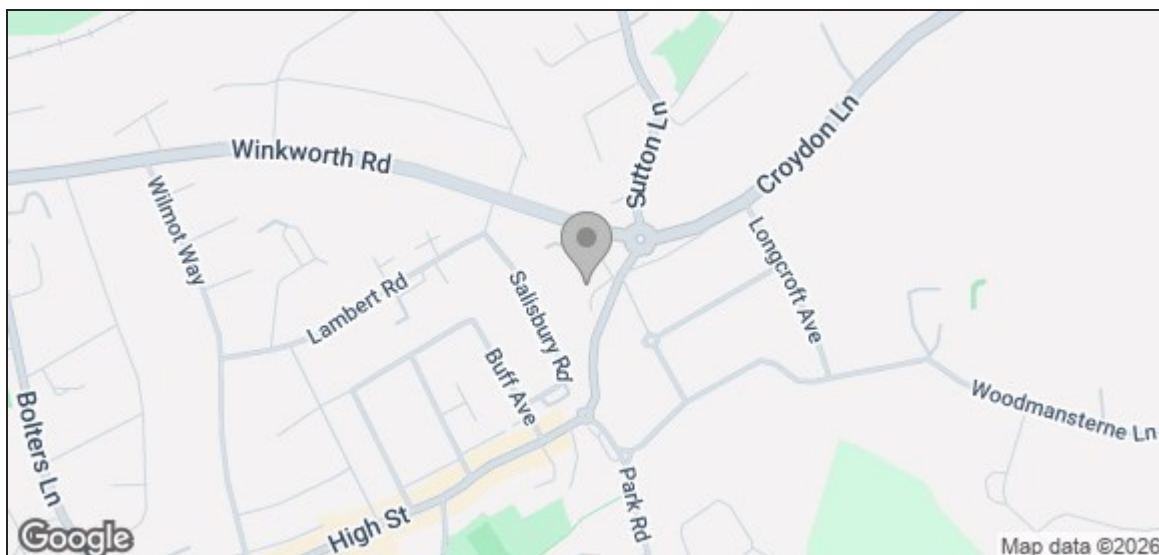
BARNFIELD

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**



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	57	78
EU Directive 2002/91/EC		