

## Nork Rise Banstead, SM7 1JN

WILLIAMS HARLOW ARE EXCITED TO BRING THIS THREE BEDROOM SEMI-DETACHED HOUSE TO THE MARKET. Ideally situated on a tree-lined residential road, located within walking distance to local schools, green spaces and local amenities. The house consists of a large lounge-diner with garden access, a large eat-in kitchen with garden access, separate WC and storage cupboard downstairs; three double bedrooms and family bathroom complete the upstairs accommodation. Available immediately on an unfurnished basis.

£2,450 PCM -





## DRIVEWAY

Private gravel driveway with parking for at least 2 vehicles

## ENTRANCE

Covered front door

## HALLWAY

Wood flooring providing access to all rooms:

## LOUNGE-DINER

Full-house length room with dining area at front and lounge area with direct garden access though double glazed French doors to the rear.

## KITCHEN

Bright and airy eat-in kitchen with breakfast bar and all integrated appliances. Direct access into rear garden.

## DOWNSTAIRS WC

WC and hand-basin

## STAIRCASE

Carpeted and leading up to:

## BEDROOM ONE

Double bedroom with carpets and double-glazed windows

## BEDROOM TWO

Carpeted double size room with double glazed windows

## BEDROOM THREE

Smaller double room with double glazed windows and good quality carpet

## BATHROOM

Shower over bath, WC, hand-basin and heated towel rail

## REAR GARDEN

Secure fencing and laid to grass and paving

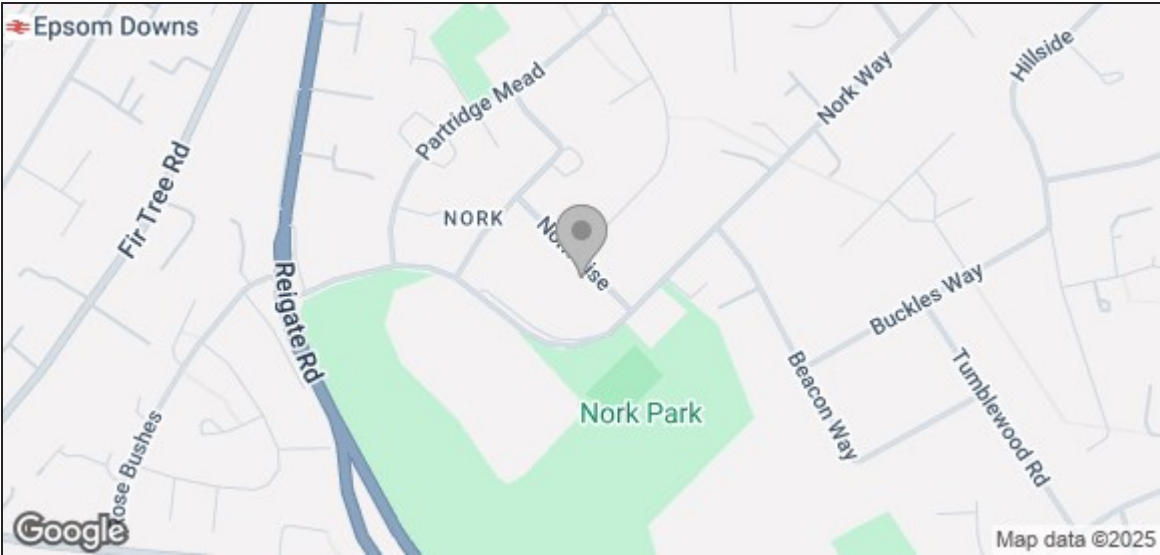
## COUNCIL TAX

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



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS  
HARLOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 