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# Merrymeet

## Woodmansterne, Surrey SM7 3HT

A very well presented property located in the heart of this charming village close to local shops, village green and excellent local schools this THREE bedroom home offers sizeable family accommodation with OFF STREET PARKING to the front. Internally there is a fully fitted kitchen and bathroom, downstairs W.C, conservatory, gas central heating, double glazing and a SOUTHERLY ASPECT rear garden. An internal viewing is recommended. SOLE AGENTS

Asking Price £435,000 - Freehold



## ENTRANCE PORCH

Double glazed doors with double glazed windows to the side, giving access to:

## FRONT DOOR

Hardwood front door with obscured glass, giving access through to:

## ENTRANCE HALL

Coving. Stairs leading to the first floor. Understairs storage cupboard housing meters. Radiator.

## DOWNSTAIRS WC

Low level WC. Coving. Downlight. Wall mounted wash hand basin with storage cupboard below. Heated towel rail. Obscured glazed window the front. Wood effect flooring.

## KITCHEN/BREAKFAST ROOM

3.81m x 3.00m (12'6 x 9'10)

A comprehensive range of eye level cupboards. Roll edge work surface incorporating a stainless steel 1 1/2 sink with drainer. Under counter storage cupboards with underlighting and plinth lighting. Space for washing machine. Space for oven with extractor above. Double glazed window to the front. Storage cupboard housing space for upright fridge freezer. Tiled splash back. Radiator.

## LOUNGE

5.31m x 4.90m (17'5 x 16'1)

Coving. Storage cupboard with shelving and power. Radiator. Wood effect flooring. Double glazed doors leading to the conservatory.

## CONSERVATORY

4.60m x 2.11m (15'1 x 6'11)

Power and lighting. Double glazed french doors with double glazed windows to the side leading out to the rear garden. Large storage cupboard with additional power sockets. Uplighters. Wood effect flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a straight staircase. Coving. Airing cupboard. Loft access.

### BEDROOM ONE

4.09m x 2.90m (13'5 x 9'6)

Double glazed window to the rear. Coving. Built in wardrobe. Radiator.

### BEDROOM TWO

3.81m x 2.90m (12'6 x 9'6)

Double glazed window to the front. Coving. Built in wardrobes. Radiator. Wood effect flooring.

## BEDROOM THREE

2.90m x 1.91m (9'6 x 6'3)

Currently used as a study. Double glazed window to the rear. Coving. Wood effect flooring. Radiator.

## BATHROOM

Panel bath with power shower and shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Electric heater. Wood effect vinyl flooring. Downlighters. Extractor fan. Obscured glazed window to the front. Part tiled walls.

## OUTSIDE

### FRONT

There is off street parking. Mature shrub borders marking the boundary of the property.

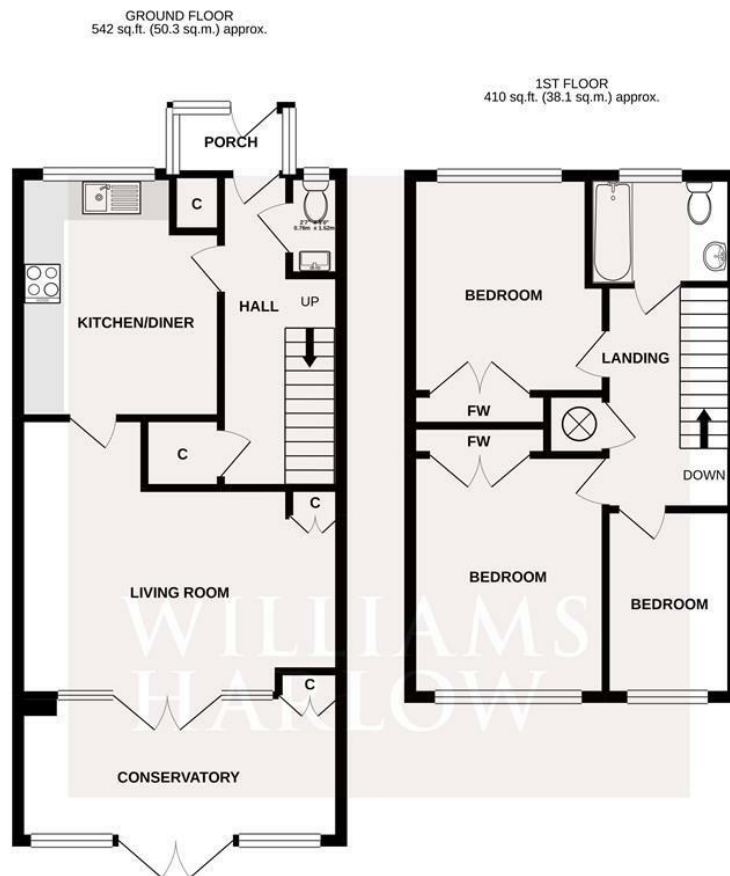
### REAR GARDEN

There is a patio area immediately to the rear of the property. Raised flower beds containing mature trees and shrubs. There is an area laid to lawn and a raised pond. Large storage shed with power and lighting. Footpath to the rear of the garden where there is a gate which gives access to the front of the property.









**TOTAL APPROXIMATE FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)**

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88
(81-91) B			
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	