

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW ARE PROUD TO PRESENT A LOVELY ONE BEDROOM ANNEX TO THE MARKET FOR A SINGLE OCCUPIER. Situated on a prestigious road in leafy Chipstead and located on the first floor above a garage but with its own private entrance. The Annex consists of an open-plan kitchen-lounge with modern appliances and the double bedroom has the en-suite bathroom. Further benefits include outdoor patio area and car parking space. All bills and SKY TV package fixed at £100pcm. Available immediately on a furnished/unfurnished basis.

£950 PCM



OUTSIDE

Car parking provided on the gravel driveway to the front of the property

ENTRANCE

Private side entrance leads into a hallway with a wrought-iron spiral staircase upstairs to...

KITCHEN-LOUNGE

Open-plan lounge with sofa, coffee table and space for kitchen table & chairs. The kitchen area has been modernised with new appliances and fresh decoration. Views over the countryside through the double-glazed windows at the front.

BEDROOM

Providing a double bed and double glazed views over the surrounding countryside. The room also provides access to...

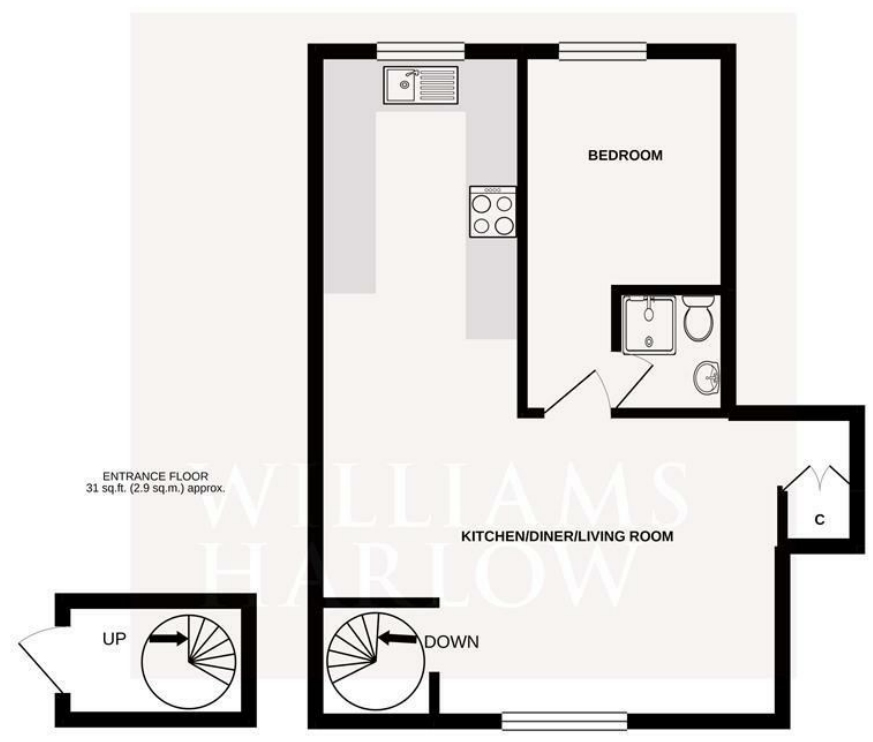
EN-SUITE

..the en-suite shower room with cubicle, WC and basin

BILLS/COUNCIL TAX

All bills, council tax and full SKY TV package for extra £100pcm





TOTAL APPROXIMATE FLOOR AREA 457 SQ.FT. (42.5 SQ.M.)

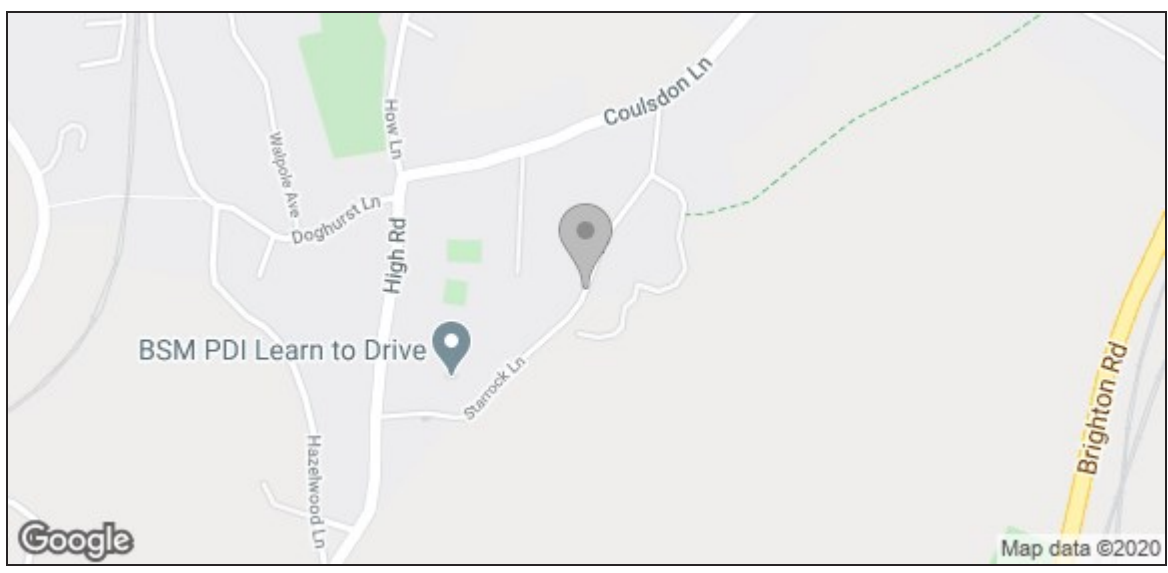
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal 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			
(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 EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			