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HARLOW

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## Hillside Close Banstead, Surrey SM7 1ET

An opportunity to acquire a two bedroom modern home located in this popular residential area fronting an attractive communal green. The property also benefits from an attractive rear garden plus garage. Also it benefits from full Dimplex electric programmable central heating and remotely controlled. Double glazing. SOLE AGENTS. NO ONWARD CHAIN.

Offers In Excess Of £350,000 - Freehold



## FRONT DOOR

Under recessed canopy. Meter cupboards. Outside light. Giving access through to:

## LOUNGE

4.19m x 3.51m maximum (13'9" x 11'6" maximum)

Window to front. Dimplex electric central heating. Stairs to the first floor with understairs storage recess. Wood effect flooring.

Doorway providing access through to:

## KITCHEN

3.51m x 2.08m (11'6" x 6'10")

A range of wall and base units comprising of roll edge work surfaces incorporating 1 1/2 bowl stainless sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with fitted oven and grill, surface mounted four ring gas hob with chimney extractor above. Range of eye level cupboards and display cabinets benefitting from underlighting. Part tiled walls. Tiled floor. Space for upright fridge freezer and opening through to:

## DINING ROOM

4.01m x 2.74m (13'2" x 9'0")

Wooden flooring. Window to rear. Full height glazed door to the rear. Dimplex electric central heating.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft void. Airing cupboard housing insulated cylinder.

### BEDROOM ONE

3.10m x 4.17m (10'2" x 13'8")

Measured into recess suitable for fitted wardrobe. Window to front.

Dimplex electric central heating. Further wardrobe cupboard.

### BEDROOM TWO

4.04m x 2.84m some restricted head room (13'3" x 9'4" some restricted head room)

Dormer window to rear with views. Dimplex electric central heating. . Wood effect flooring.

## BATHROOM

White suite. Panel bath with mixer tap. There is an independent Aqualisa power shower with glass shower screen. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Ceiling mounted extractor. Downlighters. Heated towel rail.

## OUTSIDE

### FRONT

Mainly lawned with a pathway providing access to the front door.

## REAR GARDEN

8.23m x 4.47m approximately (27'0" x 14'8" approximately)

There is a pea shingle patio to the rear. The remainder of the garden is laid to lawn with a stepping stone path providing access to the end of the garden. There are some mature trees. There is a wooden garden gate at the end of the garden providing useful rear access. Outside water tap.

## DETACHED GARAGE

5.49m x 3.12m (18'0" x 10'3")

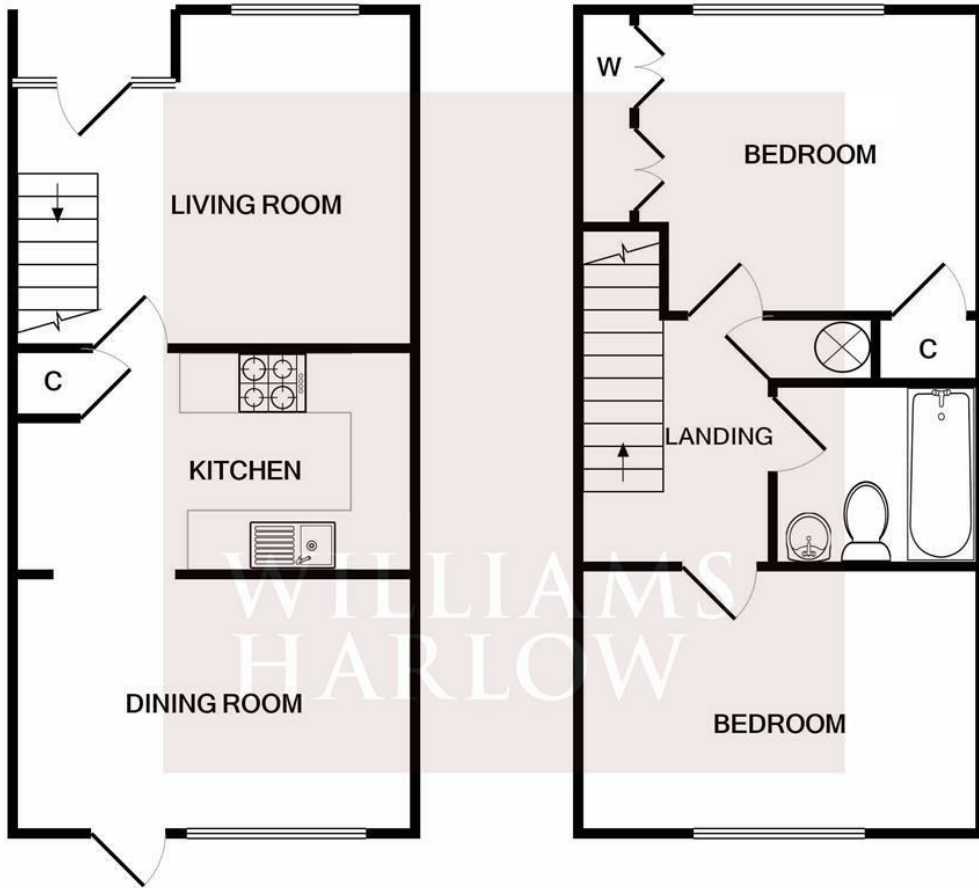
Under pitch tiled roof with an electronically controlled roller door to the front. Window to side and connecting door to the side.

There is power and lighting.









GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



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>		45	49
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	54
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			