

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW ARE PRESENTING A SPACIOUS TWO BEDROOM, TWO BATHROOM 1ST FLOOR APARTMENT TO THE MARKET. Located in the beautiful village of Walton-on-the-Hill, this tasteful country house conversion has been recently redecorated to a high standard and provides all modern conveniences. Further benefits include private garage and a secluded private garden with summer house and mains electricity. Available immediately on an unfurnished basis.

£1,745 PCM



DRIVEWAY

In and out driveway providing off-street car parking.

ENTRANCE

Wide staircase leading up to the first floor

HALLWAY

Providing access to all rooms

RECEPTION ROOM

Large carpeted reception room with double glazed windows and gas fireplace.

CLOAKROOM

MASTER BEDROOM

Large carpeted room with double glazed windows and fitted wardrobes with access to...

EN-SUITE

Shower en-suite with shower cubicle, WC, hand-basin and heated towel rail.

BEDROOM TWO

Large carpeted room with double glazed windows overlooking the communal gardens, fitted wardrobes and additional cupboard space.

KITCHEN

Fully equipped kitchen with fridge-freezer, gas hob and oven and dish washer overlooking the communal garden through double-glazed windows

FAMILY BATHROOM

Shower over bath, WC and hand-basin with built-in cupboard housing the washing machine and tumble-dryer

OUTSIDE

GARAGE

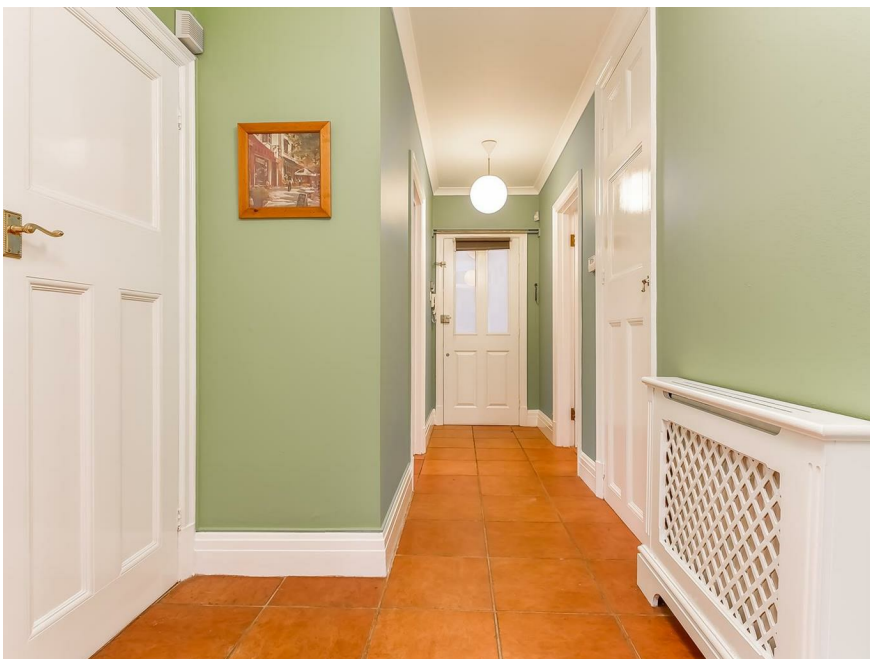
Single private garage on site

GARDEN

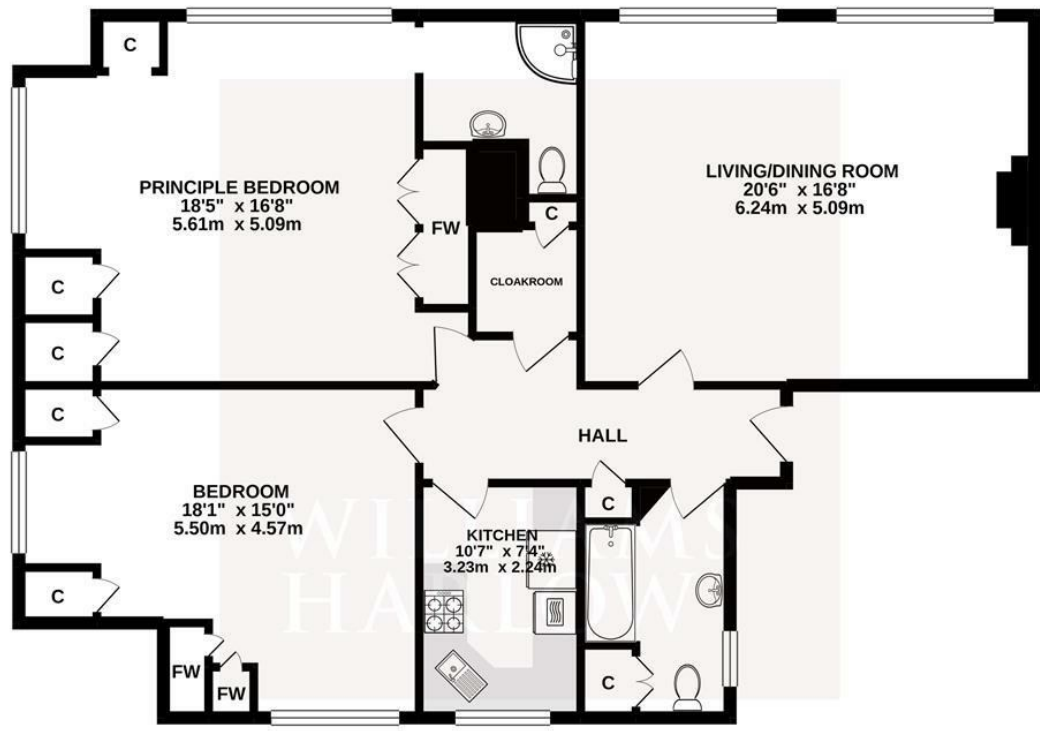
Private secluded garden providing a delightful summer house with electricity supply

COUNCIL TAX

Council Tax Band F (£2,909.82) 2020/21



FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 1207 SQ.FT. (112.1 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			80
(69-80) C		61	
(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			80
(69-80) C		77	
(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			