

**WILLIAMS  
HARLOW**

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## North Acre Banstead, Surrey SM7 2EG

An opportunity to acquire a purpose built TWO DOUBLE BEDROOM first floor maisonette located in this popular Cul-de-Sac position within an easy walking distance of Banstead Village High Street. The property benefits from a good sized lounge/dining room and kitchen. There is also a private rear garden and a single garage located to the rear. NO ONWARD CHAIN. SOLE AGENTS

£350,000 - Leasehold



## FRONT DOOR

Part glazed front door with window to the side, giving access through to the:

## ENTRANCE HALLWAY

Stairs rising to the:

## FIRST FLOOR HALLWAY

4.93m x 1.32m (16'2 x 4'4)

Window to side. Access to loft void. Downlighters. Radiator. Wood effect flooring. Cupboard housing meters and circuit breakers. Opening through to:

## LOUNGE/DINING ROOM

4.45m x 5.05m maximum (14'7 x 16'7 maximum)

Full height window to the front. Wood effect flooring. Coving. Downlighters. Wall lights. Radiator. Opening through to:

## KITCHEN

2.49m x 2.67m (8'2 x 8'9)

Wall and base units comprising of roll edge work surfaces incorporating 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space for various domestic appliances. Eye level cupboards. Further large cupboard with shelving. Windows to front and side. Wall mounted gas central heating boiler. Downlighters. Part tiled walls.

## BEDROOM ONE

3.84m x 3.78m (12'7 x 12'5)

Downlighters. Radiator. Window to rear. Fitted wardrobe with further storage cupboard above. Wood effect flooring.

## BEDROOM TWO

3.73m x 3.12m (12'3 x 10'3)

Window to rear. Radiator. Downlighters. Wood effect flooring. Fitted wardrobe with further storage cupboard above.

## BATHROOM

Coloured suite. Bath with independent shower above the bath. Low level WC. Wash hand basin with vanity cupboards below. Obscured glazed window to the side. Downlighters. Heated towel rail. Fully tiled walls. Shaver light.

## OUTSIDE

### PRIVATE REAR GARDEN

7.19m x 3.23m (23'7 x 10'7)

Paved with various flower and shrub borders.

### GARAGE

Single garage located in the block to the rear.

## LEASE

99 years from 24th June 1970 so currently stands at 48 years.

## MAINTENANCE CHARGE

To be confirmed.

## GROUND RENT

£25 per annum.





**TOTAL APPROXIMATE FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)**

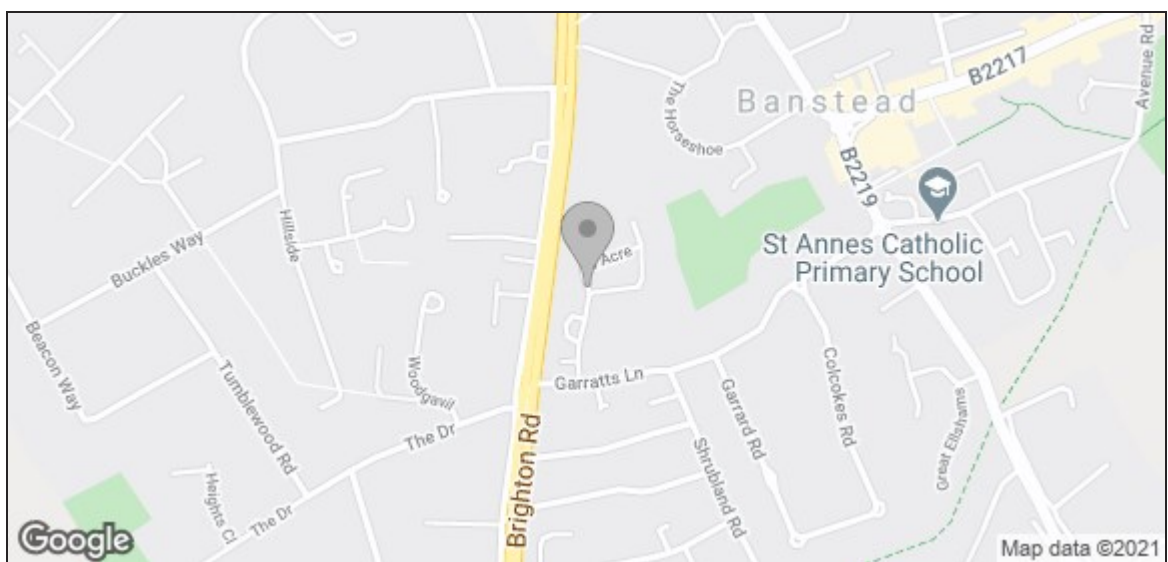
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal 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) <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			
		50	67
<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>			
(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	