



Winkworth Road, Banstead

The **PERSONAL** Agent

Asking Price £700,000

Freehold

- Impressive semi-detached home
- 130ft South-facing garden
- Master bedroom with en-suite
- Three further well proportioned bedrooms
- Living room with wood burner
- Stunning kitchen/diner/family room
- Garden cabin with office potential
- 0.4 of a mile to Banstead station
- Walk to Banstead High Street
- Excellent primary school catchment

This cleverly extended and deceptively spacious semi-detached home benefits from a truly impressive open plan kitchen/dining/family room that opens up to a secluded Indian Sandstone terrace and a directly South facing rear garden that measures approximately 130ft in length.

As soon as you step through the front door the amazing feel of the property is immediately apparent with a generous and welcoming entrance hallway. The well-proportioned accommodation continues throughout with perfectly balanced spaces that are good for entertaining, social occasions and just as importantly, day to day family life.

In our view, properties of this calibre, that are within walking distance of the heart of the village, in the catchment of great schools and so close to the station are rarely available and because of this we are anticipating strong levels of interest.

Call to register your interest. Sole agent.



The ground floor accommodation comprises a spacious entrance hall, living room with bay window and wood burning stove; stunning open plan kitchen/dining/family room with high specification finish and underfloor heating and a cloakroom. To the first floor are three well proportioned bedrooms and a family bathroom whilst on the top floor is stunning master bedroom with en suite shower room and elevated views to the rear from the Juliette balcony.

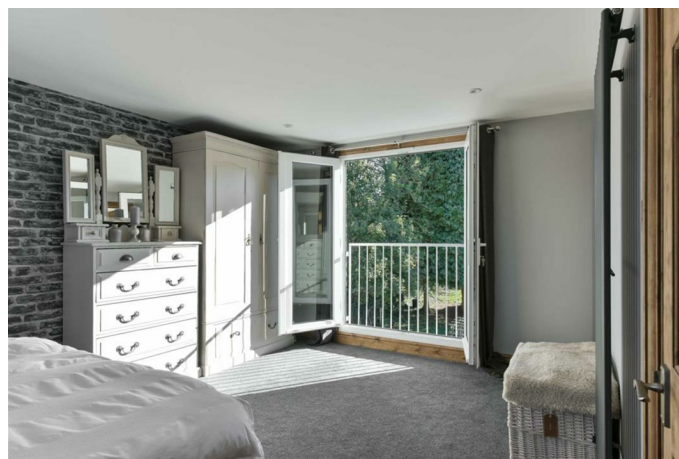
There is a 28ft frontage and driveway that is brick blocked and provides parking for at least three cars with side access to the stunning private rear garden which benefits from the most sought after of aspects and measures approximately 130ft. A further point of note is the garden cabin which could be used for a variety of things including a home office, gym or teenagers den.

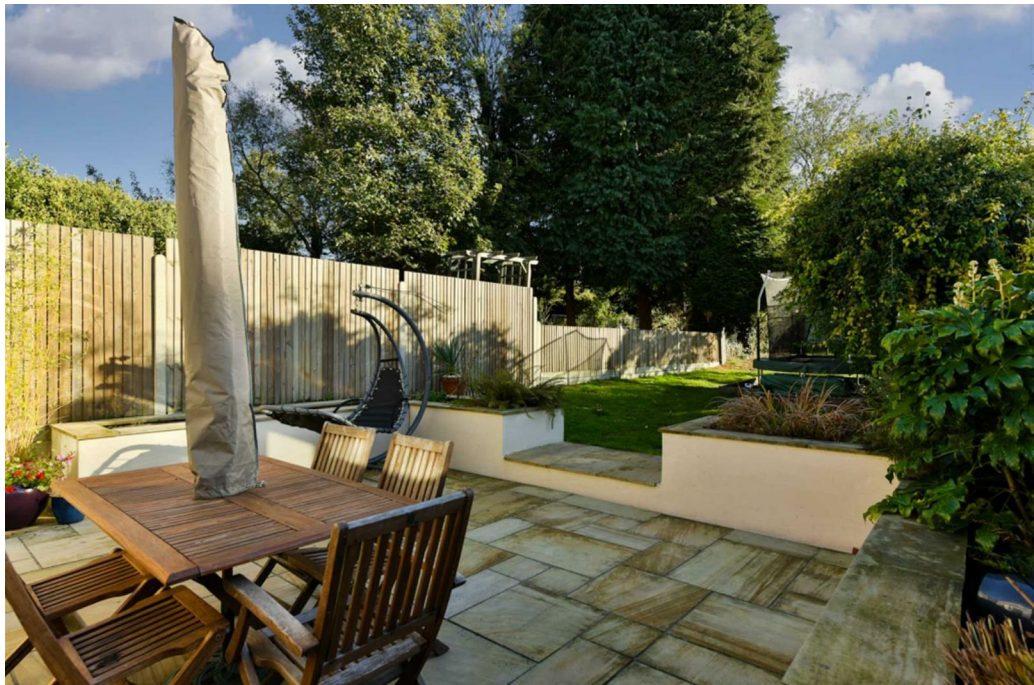
This fine home is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The

village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.4 of a mile away. In short, the property enjoys an ideal location for accessing the area's cultural & leisure venues.

Freehold







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Total Area: 136.8 m² ... 1473 ft² (excluding eaves storage, garden)

Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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