



Winkworth Road, Banstead

The **PERSONAL** Agent



# Guide Price £725,000

## Freehold

- 2077 sq ft property
- Semi detached House
- Four bedrooms
- Additional shower room
- 16'11 x 11'7 Living room
- 13'7 x 9'10 Reception two
- 10'4 x 7'8 Kitchen
- 15'9 x 12'9 Outbuilding with power and lighting
- Driveway for two cars
- Walking distance of Banstead village

The Personal Agent are delighted to offer for sale this 2077 sq ft four bedroom house situated on Winkworth Road in Banstead, this delightful semi detached house offers a perfect blend of comfort and convenience. With four well proportioned bedrooms, this property is ideal for families seeking a spacious home in a desirable location.

One of the standout features of this home is its proximity to Banstead village, which is just a short walk away. Here, you will find a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. With its appealing features and prime location, this house is not to be missed.



Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertaining. The addition of a conservatory enhances the living area, allowing natural light to flood in and creating a serene space to enjoy the garden views throughout the seasons. A utility room completes the ground floor accommodation. The property also boasts a shower room as well as a main bathroom. Outside the garden is complemented by an 15'9 x 12'9 outbuilding equipped with power and lighting, offering versatile options for use as a home office, workshop, or additional storage. Driveway to the front for two cars and a 23' x 9'3 Garage.

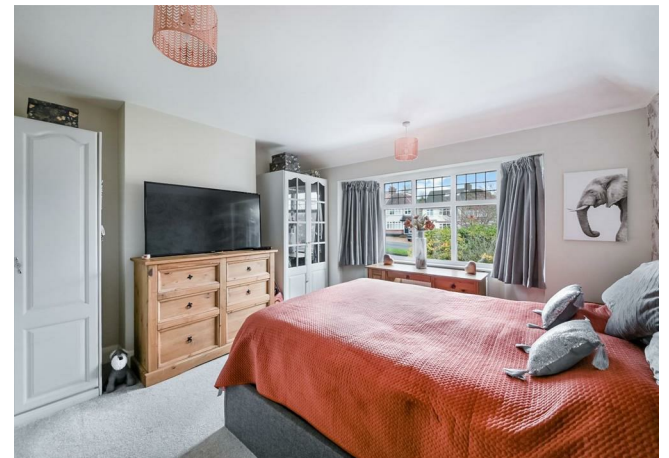
This fine home is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high

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.

Tenure: Freehold  
Council Tax Band: F









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## Winkworth Road

Total Area: 2077 SQ FT • 192.98 SQ M  
(Including Garage, Outhouse & Store)  
Garage Area : 215 SQ FT • 19.98 SQ M  
Outhouse Area : 200 SQ FT • 18.61 SQ M  
Store Area : 30 SQ FT • 2.75 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		
	62	75
England & Wales		
EU Directive 2002/91/EC		

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



