



Winkworth Road, Banstead

£625,000

Freehold

- 1521 sq ft 4 bed semi detached
- Separate lounge
- Kitchen/diner
- Family area
- 4 double bedrooms
- En-suite to primary bedroom
- Walking distance to station
- Close to Banstead Village
- Great school catchment
- Stunning family home



If you are looking for a turn key property then look no further. This is the home for you.

Enjoy the modern way of living with the open plan kitchen/dining and living area, allowing the family to enjoy the abundance of space provided.

The property has been extended and improved to a high standard throughout. A viewing is a must.

On the first floor there are three double bedrooms and a refitted main bathroom. The

second floor there is a double bedroom with a refitted en-suite shower room. This room also has access to a number of eaves storage spaces.

Outside there is a patio which leads to a flat laid to lawn rear garden with access to the extensive Banstead woods. At the front there is a driveway for four cars.

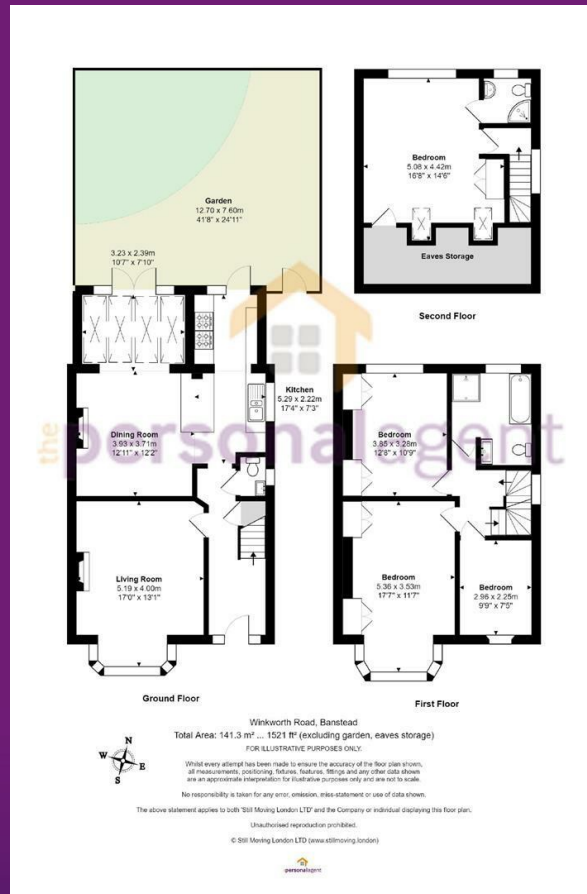
This fine home is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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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.





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