



Winkworth Place, Banstead

The **PERSONAL** Agent

Offers In Excess Of £535,000 Share of Freehold

- 1059 sq ft property
- Semi detached house
- Three bedrooms
- Two reception rooms
- Separate kitchen
- Driveway for one car
- Walking distance of Banstead
- Communal gardens

Welcome to Winkworth Place, Banstead - a charming three bedroom semi detached house that offers the perfect blend of comfort and convenience. This delightful property boasts three cosy bedrooms, ideal for a growing family or those in need of a home office space.

Situated within walking distance of Banstead village, this home provides easy access to local amenities, schools, and transport links. The two reception rooms offer versatile living spaces, perfect for entertaining guests or simply relaxing with loved ones.

With the added bonus of off-road parking, you can bid farewell to the hassle of searching for a parking spot



after a long day. The semi-detached nature of this property ensures a sense of privacy and tranquillity, allowing you to unwind in peace.

Don't miss out on the opportunity to make this house your home - book a viewing today and discover the endless possibilities that Winkworth Place has to offer.

The property comprises a hallway, cloakroom, living room, separate kitchen and dining room. On the first floor there are three bedrooms and the bathroom. Outside there is a driveway for one car and a rear courtyard garden.

This quiet private cul-de sac enjoys a fantastic position, and is within walking distance of the heart of Banstead

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 Nork shops and the open spaces of Banstead Downs provide beautiful walks and cycling routes and 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 is only 0.3 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Share of freehold



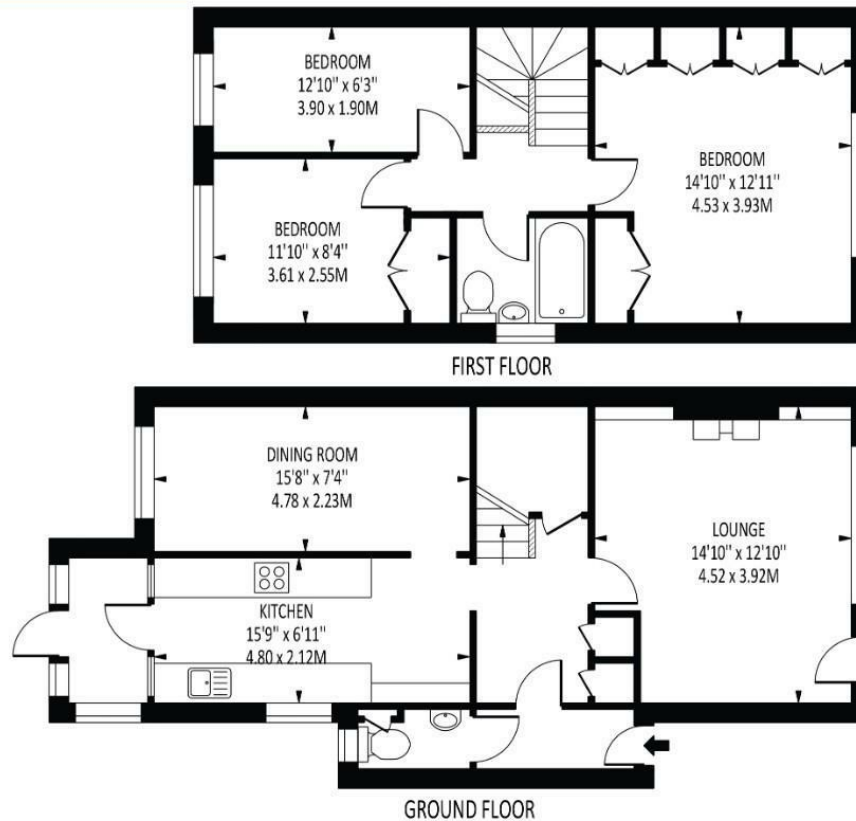


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Winkworth Place Banstead

Total Area: 1059 SQ FT • 98.40 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) 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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