



Winkworth Road, Banstead, Surrey SM7 2JP

Guide Price £685,000 - Freehold



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**WILLIAMS
HARLOW**



An opportunity to acquire a four/five bedroom semi detached property located in a popular residential area benefitting from private off street parking and garage to the rear, accessed from Commonfield Road. There are three reception rooms, two bathrooms and gas central heating. All is located a short walk from Banstead Village High Street and good local schools. SOLE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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



FRONT DOOR

Replacement front door with outside light, giving access to the:

ENTRANCE HALL

Wooden flooring. Stairs to the first floor. Radiator. Coving. Thermostat for the gas central heating.

LOUNGE

Windows to the front and side. Coving. Feature log burner with slate hearth. Radiator.

DINING ROOM

Wooden floor. Fireplace feature. Wall lights. Understairs storage recess. Radiator. Spotlights. This gives way to the:

KITCHEN/BREAKFAST ROOM

Wooden work surfaces incorporating a one and a half bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Spaces for various domestic appliances. Chimney extractor. Eye level cupboards. Velux window to the rear. Window to the side. Window to the rear. Double opening French doors to the rear. Both tile and wooden flooring. Contemporary radiator. Part tiled walls.

STUDY/BEDROOM FIVE

Window to the front. Radiator. Wooden flooring. Coving.

DOWNSTAIRS SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Obscured glazed window to the side. Downlighters. Ceiling mounted extractor. Part tiled walls and tiled floor. Heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft.

BEDROOM ONE

Built in wardrobes. Coving. Window to the rear. Radiator. Archway through to:

POTENTIAL EN-SUITE BATHROOM

Obscured glazed window to the side and rear. Plumbed as a bathroom for future bath, WC and wash hand basin.

BEDROOM TWO

Bay window to the front. Fitted wardrobe. Storage shelving.

BEDROOM THREE

Window to the side. Coving. Radiator. Dado rail.

BEDROOM FOUR

Window to the front and side. Radiator. Coving.

OUTSIDE

FRONT

An area laid to lawn with a low rise brick retaining wall to the front.

PARKING

There is a private driveway providing off street parking for up to four vehicles.

REAR GARDEN

Tastefully landscaped by the present owners to afford a composite deck immediately to the rear with lighting. There are further steps down to a patio area beyond which there are two level areas of artificial lawn. A good sized wooden garden shed and raised flower/shrub borders.

SINGLE GARAGE

Under pitch tiled roof. Power and lighting. Connecting door to the rear. The garage opens onto:

ADDITIONAL PARKING SPACE

With access onto Commonfield Road.

COUNCIL TAX

Reigate & Banstead BAND F £3,228.85 2023/24



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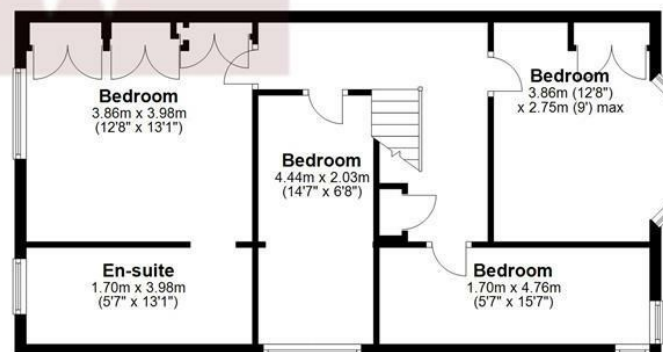
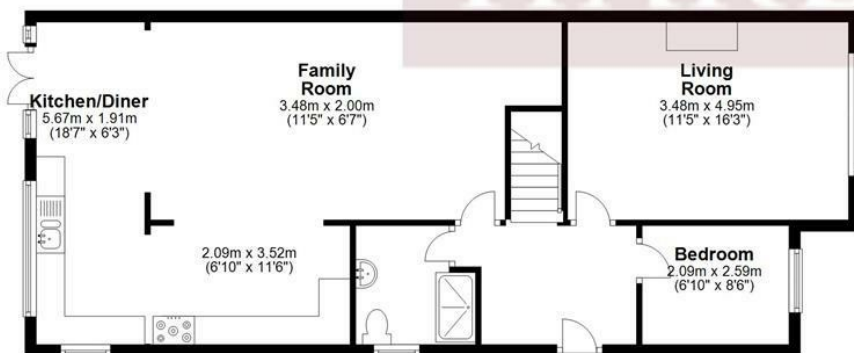
Ground Floor

Approx. 95.5 sq. metres (1027.6 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



Total area: approx. 158.0 sq. metres (1700.4 sq. feet)

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