



Winkworth Road, Banstead,
Asking Price £575,000 - Freehold

3 1 3

**WILLIAMS
HARLOW**











This delightful CHAIN FREE semi-detached house located on Winkworth Road, Banstead boasts the classic appeal of a 1930s bay frontage design. With three generously sized reception rooms, this property offers ample space making it an ideal family home. To the first floor, there are three well-proportioned bedrooms, while the bathroom is conveniently located to serve the household.

One of the standout features of this property is the southerly aspect rear garden, which invites an abundance of natural light, creating a warm and inviting outdoor space. The garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property includes parking for one vehicle plus a garage, a valuable asset in this sought-after residential area. There is potential to create further parking to the front.

While the house is in need of some modernisation, this presents a wonderful opportunity for the new owner to personalise and enhance the space to suit their own tastes and requirements. With no onward chain, you can move in and start making your mark without delay.

THE PROPERTY

A much loved cherished family home located in this popular location offers adaptable spacious accommodation arranged over two floors. Upon entering you will find a good sized hall with a lounge to the front and dining room to the rear beyond which there is a conservatory and kitchen. To the first floor there are two generous double bedrooms, single bedroom and a bathroom to the rear with a separate WC. The property also benefits from having gas central heating and double glazing. The property is sold with the benefit of no onward chain and is ready to view now.

OUTSIDE

There is an attractive garden with an area of lawn with a pathway providing access to the front door. To the side of the property there is a shared driveway which gives access to an additional parking space and a large garage with a separate

workshop to the rear. The southerly aspect rear garden does afford the prospective buyer a high degree of privacy and has an attractive array of mature trees, flower and shrub borders and areas of lawn. This extends in total to approximately 135 feet.

LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as national chains. Banstead train station is a short walk away making commuting a breeze. The excellent local schools and Banstead Downs are also only a few minutes walk away which adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

St Anne's Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

WHY WILLIAMS HARLOW

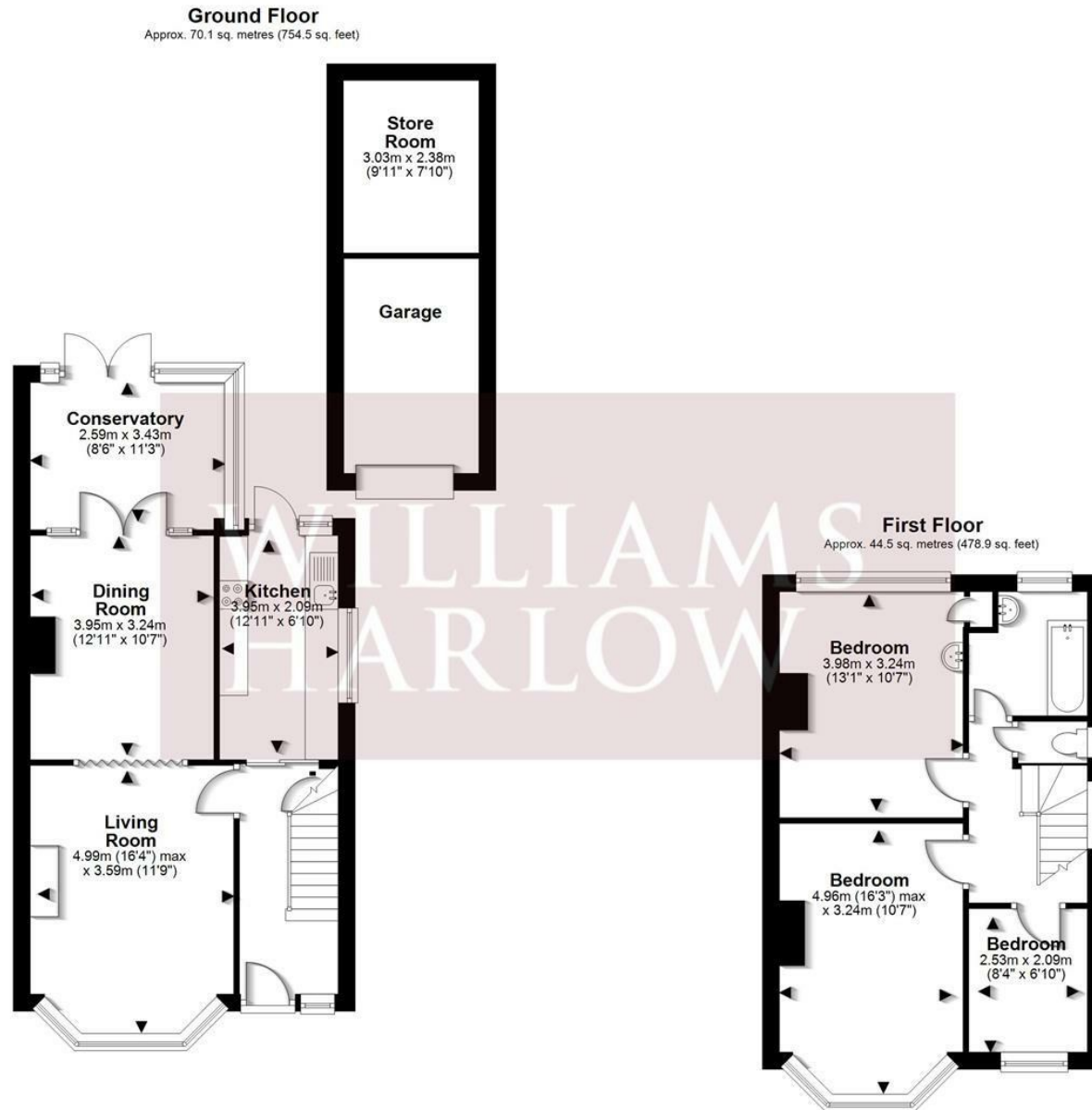
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COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 202/27



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Total area: approx. 114.6 sq. metres (1233.4 sq. feet)

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		
	65	79
England & Wales		EU Directive 2002/91/EC

