



Winkworth Road, Banstead,  
£550,000 - Freehold

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**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 the 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. 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 130 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

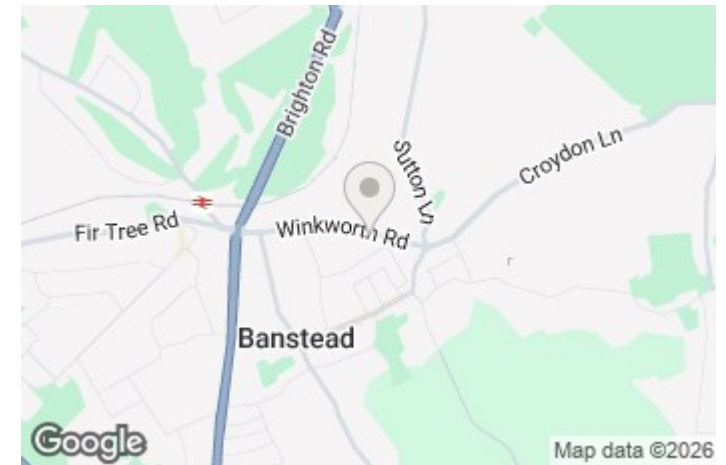
Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min

## WHY WILLIAMS HARLOW

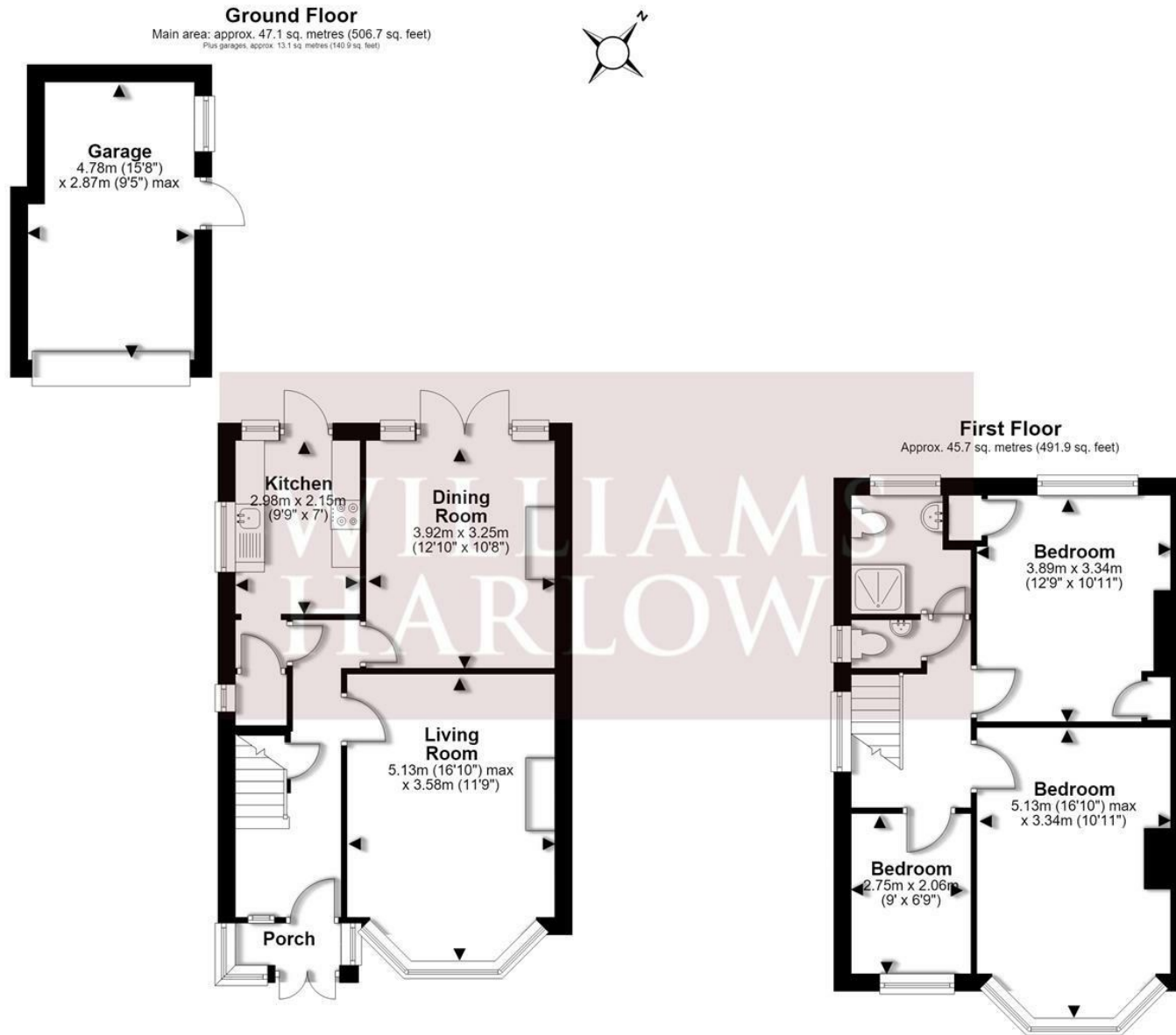
From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Main area: Approx. 92.8 sq. metres (998.6 sq. feet)  
Plus garages, approx. 13.1 sq. metres (140.9 sq. feet)

