



Winkworth Road, Banstead, Surrey

£750,000 - Freehold



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**WILLIAMS  
HARLOW**























Located on the Winkworth Road in Banstead, this delightful link-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this residence is the large south-facing rear garden, which provides a wonderful outdoor space for relaxation, gardening, or family activities. The garden is bathed in sunlight throughout the day, making it an ideal spot for summer barbecues or simply unwinding with a good book.

The property also includes a family bathroom, en-suite to the master bedroom and a downstairs WC ensuring convenience for all occupants. Additionally, a garage is available, providing secure parking and extra storage space plus off street parking for two vehicles.

Situated close to Banstead village, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks. The area is well-regarded for its community spirit and offers excellent transport links, making it a desirable location for those commuting to London or other nearby towns.

In summary, this three-bedroom detached house on Winkworth Road is a fantastic opportunity for anyone seeking a comfortable and spacious home in a vibrant community. With its generous garden, convenient location, and practical features, it is sure to appeal to a wide range of buyers.

## THE PROPERTY

The property is a handsome three bedroom detached house which has been the subject of sympathetic conservatory extension to provide further accommodation. The property is well maintained however still offers potential to further modernise to a purchasers taste.

## OUTDOOR SPACE

To the front of the property there is a driveway suitable for

parking two vehicles off street. access to the rear garden and an attached garage to the side which benefits from lighting and power. A huge benefit with the property is the sunny southerly aspect rear garden extending to approximately 123 feet, with a patio immediately to the rear and the remainder laid to lawn with flower/shrub borders.

## THE LOCAL AREA

Banstead Village is within walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets, crafts as well as national chains. The excellent local schools and the array of vast open green belt spaces adds to its charm.

## WHY YOU SHOULD VIEW

The property is a good size, near 1300 square feet of flexible accommodation and is within walking distance of Banstead Village.

## KEY FEATURES

Walking distance of Banstead Village High Street - Spacious lounge - Kitchen/breakfast room - Conservatory - Three bedrooms - Two bathrooms - Garage - Off street parking - Southerly aspect rear garden extending to 123 feet

## 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.

## LOCAL SCHOOLS

St Annes 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

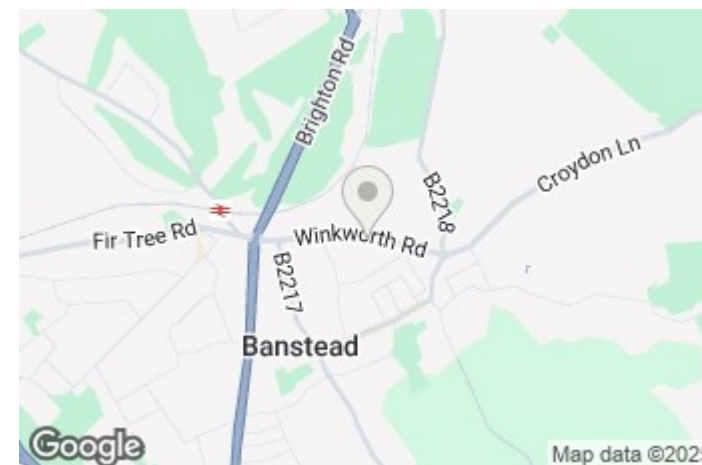
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords,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

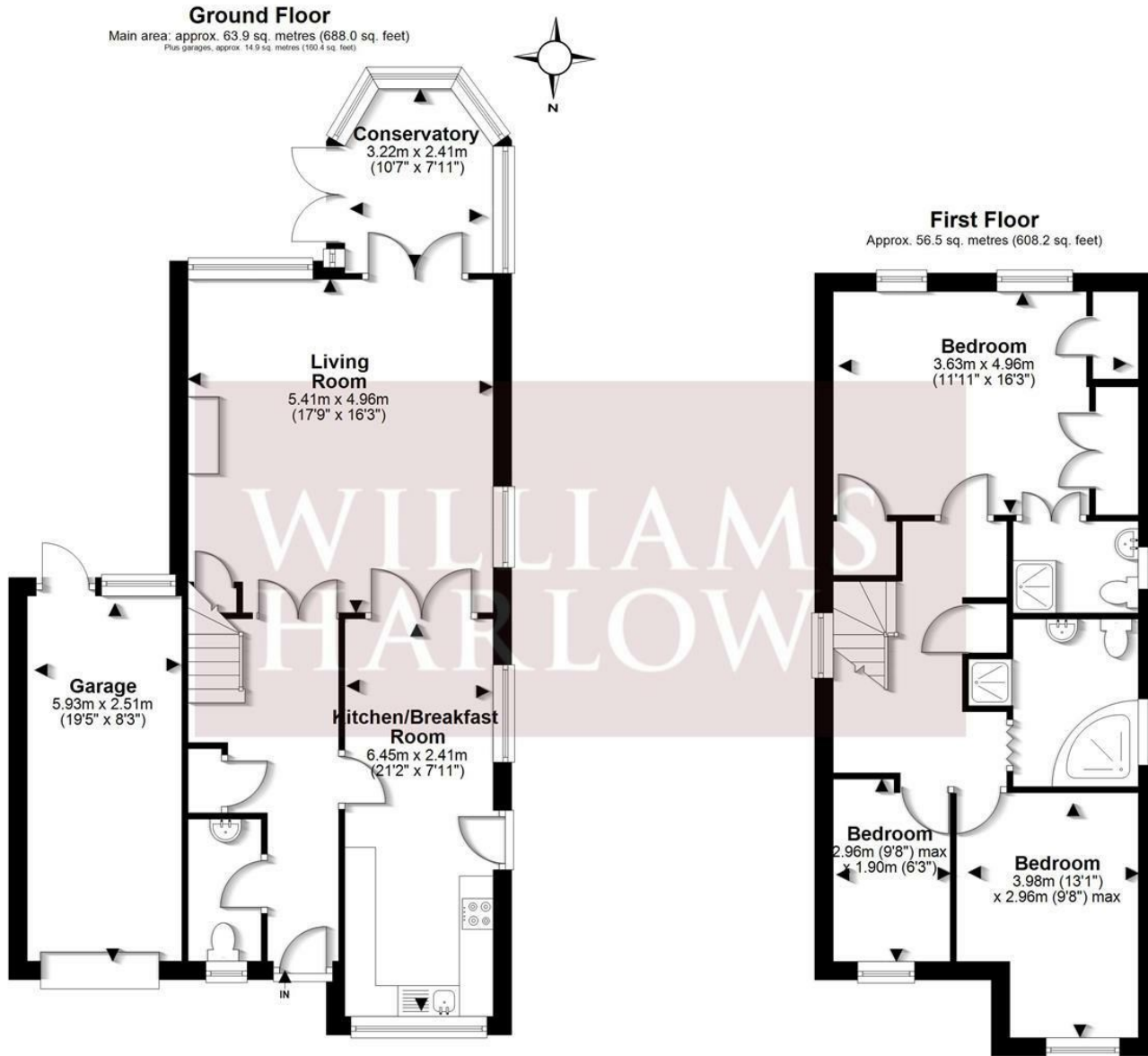
## COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26





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.



Main area: Approx. 120.4 sq. metres (1296.1 sq. feet)  
Plus garages, approx. 14.9 sq. metres (160.4 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		
England & Wales		
EU Directive 2002/91/EC		

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