Wingfield Court, Banstead, Surrey

Asking Price £650,000 - Freehold

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WILLIAMS HARLOW

Welcome to this deceptively spacious townhouse located in the heart of Banstead at Wingfield Court. This charming property boasts 1600 SQ FT an impressive arrangement of accommodation spread over three floors, making it an ideal family home or a perfect retreat for those seeking ample living space.

As you enter, you will find a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The townhouse features four generously sized bedrooms, providing plenty of room for family and guests. With three bathrooms, including en-suite facilities, convenience and comfort are assured for all residents.

Situated within a secure gated development, this property offers peace of mind and privacy. The westerly aspect of the private rear garden is perfect for enjoying the afternoon sun, making it an excellent space for outdoor relaxation or entertaining.

The fantastic location on Banstead High Street means you are just a stone's throw away from a variety of shops, cafes, and local amenities, ensuring that everything you need is within easy reach. Additionally, with no onward chain, this property is ready for you to view and move in without delay.

This townhouse is a rare find in a sought-after area, combining spacious living with a prime location. Do not miss the opportunity to make this delightful property your new home.

FRONT DOOR

Under recess canopy with inset lighting with storage/bin cupboard to side. Part glazed front door giving access through to:

ENTRANCE HALL

Stairs rising to the first floor. Radiator, coving, downlighters, alarm control panel, understairs storage cupboard and thermostat for gas central heating.

KITCHEN/BREAKFAST ROOM

5.26m x 3.58m (17'3 x 11'9)

With granite work surfaces incorporating a one a half bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral dishwasher. Fitted oven and grill. Microwave oven above. Surface mounted four ring gas hob with chimney extractor above. Integral fridge and integral freezer. Range of eye level cupboards benefiting from under lighting and one of the cupboards houses the gas central heating boiler, time clock and switch gear nearby. Part tiled walls, tiled floor and window to front. Downligthers and radiator.

UTILITY ROOM

1.30m x 1.04m (4'3 x 3'5)

A further run of granite work surfaces below which there is space for a domestic appliance with cupboard to side. Shelving above and ceiling mounted extractor.

LIVING ROOM

4.75m x 3.94m (15'7 x 12'11)

Double opening french doors, further window to side enjoying a pleasant outlook over the rear garden. Wood effect flooring. Wall lights, radiator, coving and decorative fireplace feature.

CLOAKROOM

1.45m x 1.30m (4'9 x 4'3)

WC. Wash hand basin with mixer tap. Radiator, part tiled walls, mirror, downlighter and ceiling mounted extractor.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with coving, downlighters, radiator and stairs rising to the second floor.

BEDROOM ONE

4.75m x 4.67m (15'7 x 15'4)

Two windows to front, one is a bay window. Coving, fitted wardrobes and 2 x radiators.

EN-SUITE BATHROOM

White suite. Panel bath with mixer tap and independent shower above with a glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Half height tiling. Radiator. Shaver point. Downlighters and ceiling mounted extractor.

BEDROOM THREE

4.75m x 3.94m (15'7 x 12'11)

2 x windows to rear. Radiator. Fitted wardrobe. Coving.

EN-SUITE SHOWER ROOM

Enclosed shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Half height tiling. Radiator. Downlighter. Ceiling mounted extractor.

SECOND FLOOR ACCOMMODATION

LANDING

Coving. Heater cupboard.

BEDROOM TWO

6.68m x 4.75m maximum dimensions (21'11 x 15'7 maximum dimensions)

Window to front. 2 x radiators. Coving. A comprehensive range of built in bedroom furniture comprising of fitted wardrobes, bedside cabinets, chest of drawers and dressing table.

EN-SUITE BATHROOM

Also accessed from Bedroom Four. Re-fitted with a white suite, panel bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Fully enclosed shower cubicle. Medicine cabinet with mirrored front and lighting. Velux window to rear. Part tiled walls. Heated towel rail. Tiled floor and ceiling mounted extractor.

BEDROOM FOUR

3.94m x 1.96m (12'11 x 6'5)

Currently used by the present owners as an office with fitted furniture with window to rear and radiator. There is a work station with drawers and cupboards below. Eye level cupboards and a larger storage cupboard. Coving, radiator and access to loft void.

OUTSIDE

The property has benefit of directly accessing a communal courtyard to the front with a central planting feature.

Two allocated parking spaces

REAR GARDEN

8.53m x 4.88m approximately (28'0 x 16'0 approximately)

Benefitting from being westerly aspect. Principally laid to decking off two areas. There is a wooden garden shed towards the end of the garden and an outside tap.

CONTENTS BY SEPARATE NEGOTIATION

The sellers are willing to sell some contents of house property by separate negotiation. If this is of interest, please contact us for details.

MAINTENANCE

Total Service Charges for in the last financial year were £620

COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26

FROM THE SELLER AND POSESSION

The is partially vacated and is sold with the benefit of no onward chain.

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.

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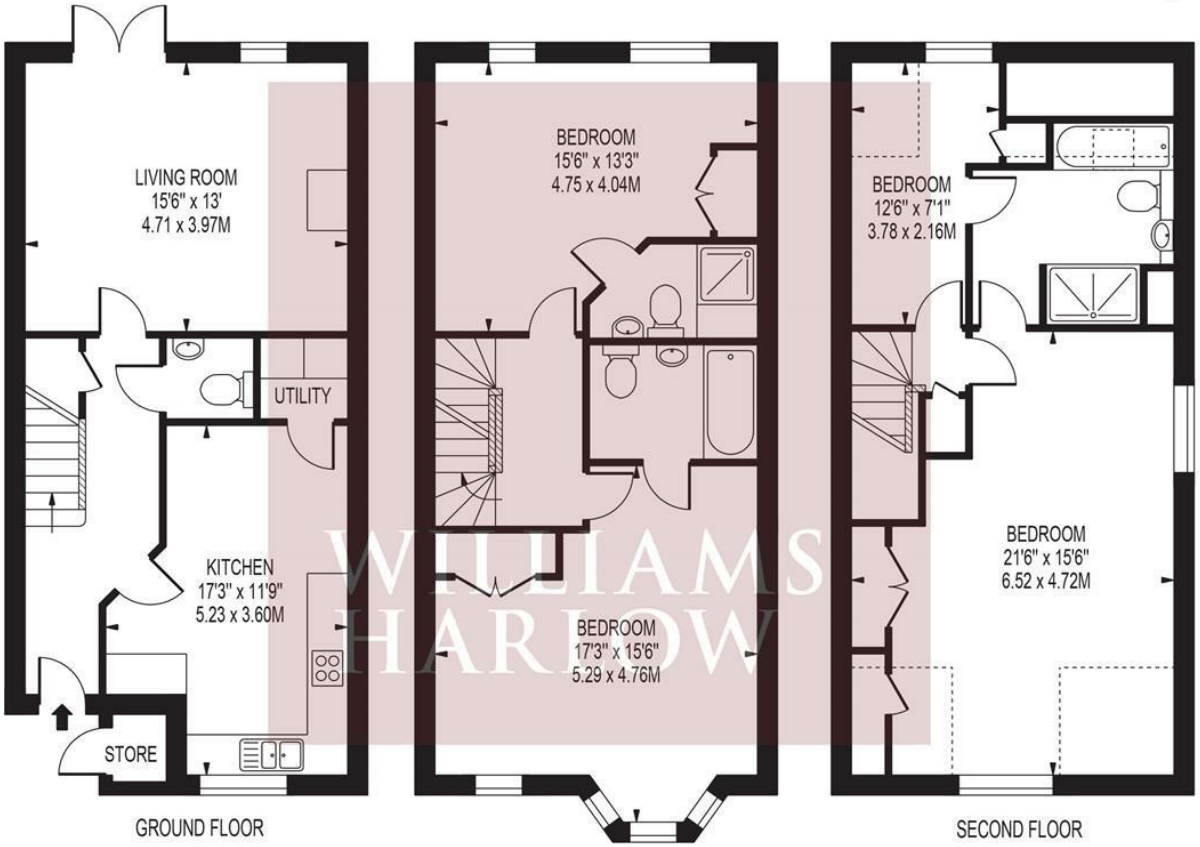
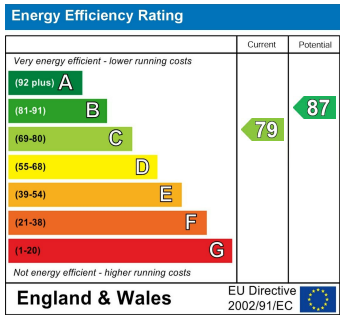
WINGFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1597 SQ FT - 148.40 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **84 SQ FT - 7.82 SQ M**



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 OR 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.



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