

Winkworth Place Banstead, Surrey SM7 2AA

An opportunity to acquire a three bedroom semi detached house offering much character dating from the 1960's with private rear patio garden which has been significantly re-modelled and improved by the present owner. The property fronts attractive and well maintained communal gardens, there is also double glazing and gas central heating. All is located a short walk from Banstead train station and Banstead Village High Street with a comprehensive range of High Street facilities and further transport connections. SOLE AGENTS

Offers In Excess Of £575,000 - Share of Freehold



FRONT DOOR

Original front door under a pitch tiled canopy with outside light, giving access through to the:

ENTRANCE PORCH

Obscured glazed window to side. Tiled floor. Access to small loft void. Radiator. Double opening glazed doors giving access through to:

ENTRANCE HALL

Stairs rising to the first floor with generous understairs storage cupboard. Thermostat and time clock for the central heating. Coving. Cloaks cupboard with hanging.

DOWNSTAIRS WC

1.88m x 1.52m (6'2 x 5')

Low level WC. Wash hand basin with mixer tap and tiled splashback. Obscured glazed window to rear. Tiled floor. Radiator.

LOUNGE

Attractive room with a bay window to the front and full height glazed door to the front. Radiator. Downlighters. Coving. Fireplace feature with inset electric fire with ornate hearth and surround.

KITCHEN/DINING ROOM

Fitted to a high standard comprising of marble work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral slimline dishwasher. Space for dual fuel range cooker. A comprehensive range of eye level cupboards, one of which houses the gas central heating boiler. Central island below which there are cupboards and drawers and other side gives way to a breakfast bar. Full height glazed door to the rear with windows either side and further window to the rear. A large understairs storage cupboard. Radiator. Downlighters. Amtico flooring and part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with an attractive balustrade. Access to loft void.

BEDROOM ONE

A large double bedroom with a comprehensive range of built in wardrobes with sliding doors. Window to the front. Radiator. Downlighters.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator. Fitted wardrobes providing useful hanging and storage.

RE-FITTED BATHROOM

Panel bath with mixer tap and shower attachment. Separate fully enclosed shower cubicle with both rain shower and hand held

attachment. Low level WC with concealed cistern. Wash hand basin with mixer and cupboard below. Half height tiling and tiled floor. Heated towel rail. Downlighters. Ceiling mounted extractor. Obscured glazed window to the side.

OUTSIDE

FRONT

There is a pathway providing access to the property's front door which is located at the side of the property. There is an area of artificial grass. Flower and shrub borders.

COURTYARD REAR GARDEN

3.66m x 3.05m returns to side 1.32m x 3.45m (12'0 x 10'0 returns to side 4'4 x 11'4)

There is a patio immediately to the rear with the remainder laid out artificial lawn with good fencing on all sides. Outside lighting. Wooden garden gate which gives access to the:

PARKING

Suitable for parking one vehicle off street.

SERVICE CHARGES

£350 per annum which is for external communal maintenance. Lease 999 years from 1963.

SHARE OF FREEHOLD

The property owns 1/19th of the Share of Freehold of Winkworth Place.

COUNCIL TAX

Reigate & Banstead Borough Council BAND E £2,732.11 2023/24

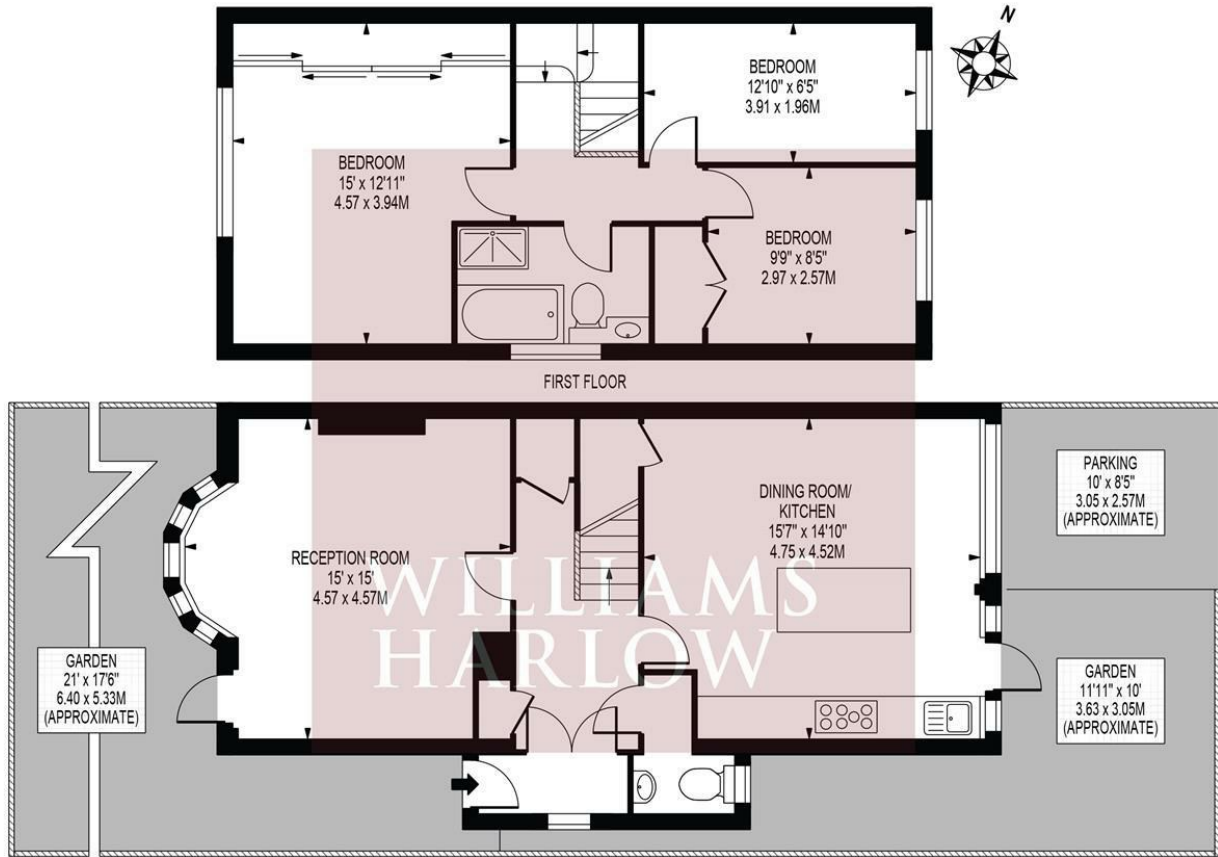


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**WILLIAMS
HARLOW**

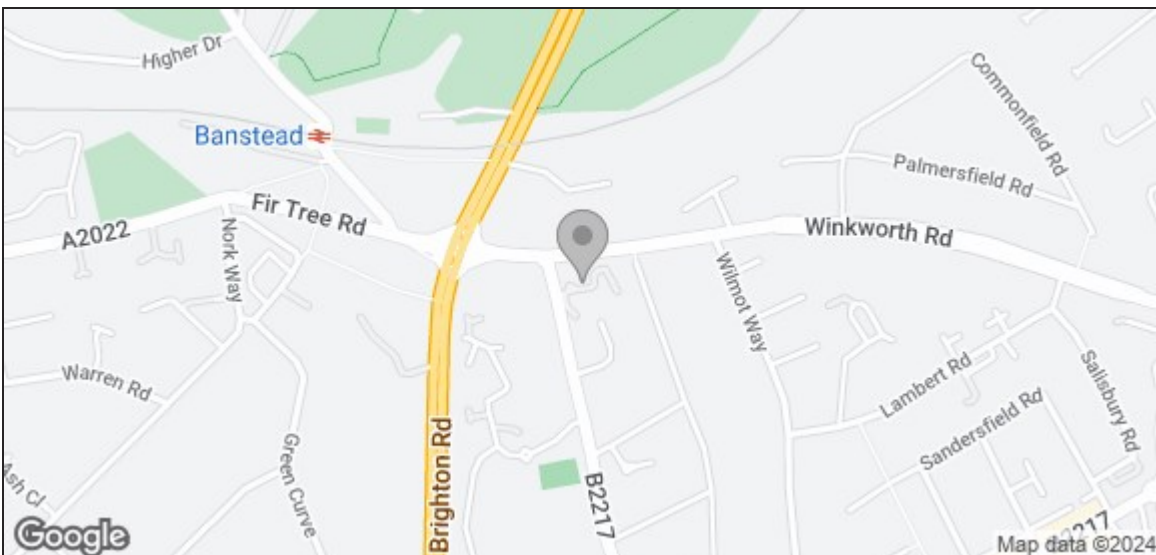
WINKWORTH PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1064 SQ FT - 98.85 SQ M



GROUND FLOOR
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.



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		
		81
	43	
England & Wales		EU Directive 2002/91/EC