

Winkworth Road Banstead, SM7 2QJ

WILLIAMS HARLOW ARE PROUD TO PRESENT AN IMMACULATE AND BEAUTIFULLY REFURBISHED 4 BEDROOM DETACHED HOUSE TO THE MARKET. Recently refurbished, the house is situated within walking distance to Banstead Village High Street and conveniently located for local transport and all the local schools. The ground floor comprises a kitchen-diner with new appliances, a large reception room with working log-burner, a good size office and separate WC; the first floor provides three double bedrooms and a full family bathroom; the new second floor has a master bedroom with en-suite bathroom. Available on an unfurnished basis.

£3,000 PCM Unfurnished



DRIVEWAY

Newly laid gravel driveway with space for 3 - 4 cars

ENTRANCE

Double-glazed side entrance door

HALLWAY

Newly laid flooring giving access to all rooms

KITCHEN-DINER

Situated at the rear with access into the rear garden. New kitchen has new appliances and wood flooring

LOUNGE

With a large bay window to the front, the room has a working log-burner with security grill and new carpets

OFFICE

Multi-functioning office with plenty of storage and utility appliances

DOWNSTAIRS WC

STAIRCASE

Leading upstairs

BEDROOM ONE

Double size room at front with bay window, fitted blinds and new carpet

BEDROOM TWO

Double size room at rear of the property over-looking the rear garden

BEDROOM THREE

Double size room at the front

FAMILY BATHROOM

Large family bathroom with new tiled floor, shower cubicle, bath, WC, basin, heated towel rail and storage cupboard

STAIRCASE

Leading to converted loft:

PRINCIPLE BEDROOM

New constructed across the whole house with eaves storage and new double-glazed Velux windows

EN-SUITE

Brand new en-suite shower room with Velux window

REAR GARDEN

Good size garden laid to grass and patio with a large storage shed and access from double kitchen doors

COUNCIL TAX

Council Tax Band F (£3,228.85) 2023 / 24



WINKWORTH ROAD

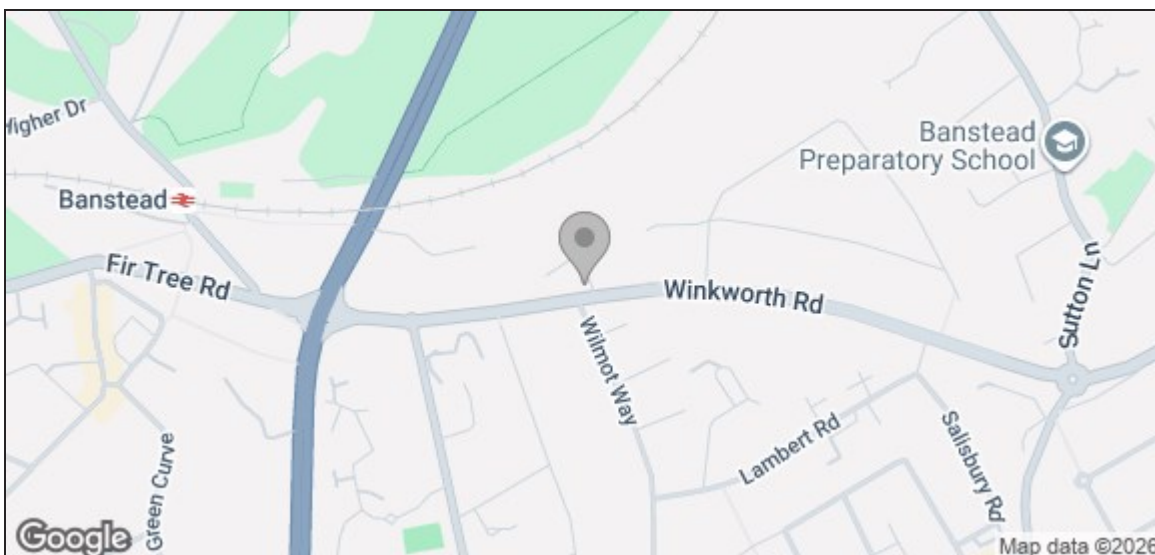
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1821 SQ FT - 169.16 SQ M
(INCLUDING EAVES STORAGE EXCLUDING W/C, STORE & LAUNDRY)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 50 SQ FT - 4.62 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.



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	