

## Winkworth Road Banstead, Surrey SM7 2QE

An opportunity to acquire a deceptively spacious and sympathetically extended FOUR/FIVE BEDROOM family home located within Banstead Village. The property has adaptable accommodation and is in good decorative order throughout. Offers a good sized kitchen/breakfast room plus separate utility room. There is a family bathroom and en-suite to master bedroom. A southerly aspect rear garden extending to approximately 120 feet beyond which there is parking for three/four vehicles accessible from nearby Wilmot Way. Double glazing. Gas central heating. SOLE AGENTS

Asking Price £735,000 - Freehold



## FRONT DOOR

Replacement part glazed front door with windows either side under pitch tiled canopy with outside lighting, giving access through to the:

## GENEROUS ENTRANCE HALLWAY

Wooden flooring. Stairs rising to the first floor. Coving. Understairs storage cupboard. Digital thermostat and time clock for the central heating.

## DOWNSTAIRS WC

Low level WC. Corner mounted wash hand basin. Part tiled walls. Continuation of wooden flooring. Wall light. Heated towel rail.

## LOUNGE

Attractive bay window to the front. Radiator. Coving. Picture rail. Fireplace feature with inset log burner (installed approximately 18 months ago, annually serviced) with stone surround and hearth.

## DINING ROOM

Wooden flooring. Fireplace feature. Radiator. Coving. Picture rail. Double opening French doors with full height window to the side enjoying a pleasant outlook over the rear garden.

## KITCHEN/BREAKFAST ROOM

Well fitted with a modern range of wall and base units comprising of wooden work surfaces incorporating an enamel 1 1/2 sink drainer with mixer tap positioned upon a central plinth. Space for dual fuel range cooker. Space for a dishwasher. Shelving and display cabinets. Fitted extractor. Window to the rear. Tile effect flooring. Wall lights. Radiator. Coving. Downlighters. Door providing access through to:

## REAR LOBBY/UTILITY ROOM

Connecting door to the rear garden. Window to the side. Radiator. A run of work surface with cupboards below and eye level cupboards. Space for two domestic appliances. Radiator. Tiled effect flooring.

## STUDY/BEDROOM FIVE

Window to the front. Radiator. Built in storage with sliding doors. Coving. Picture rail.

## FIRST FLOOR ACCOMMODATION

### GOOD SIZED LANDING

Loft void is mostly boarded, with an access ladder. Worcester boiler and unvented water cylinder in the attic - both approximately 8 years old and annually serviced. Coving.

### BEDROOM ONE

Double aspect room with window to the rear and two further windows to the side. 2 x radiators. Doorway providing access to the:

### EN-SUITE BATHROOM

Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Obscured glazed window to the front. Heated towel rail. Coving.

## BEDROOM TWO

(Formerly the master bedroom before the extension). Attractive bay window to the front. Radiator. Picture rail. A comprehensive range of built in bedroom furniture comprising of fitted wardrobes providing useful hanging and storage and chest of drawers.

## BEDROOM THREE

Full range of built in cupboards providing useful hanging and storage. Window to the rear. Radiator. Picture rail.

## BEDROOM FOUR

Oriel bay window to the front. Radiator. Built in wardrobes. Storage cupboards.

## FAMILY BATHROOM

White suite. Panel bath with centrally positioned mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Fully enclosed shower cubicle. Heated towel rail. Obscured glazed window to the rear. Fully tiled walls and ceiling mounted extractor. Glass shelving.

## ADDITIONAL INFORMATION

The entire house (except the extension) was re-wired when the current owners bought the house approximately 10 years ago.

## OUTSIDE

### FRONT

There is a wooden gate and a low rise wooden fence giving access to the front garden with a pathway providing access to the front door. To the side of which there is a good sized area of level lawn with flower/shrub borders.

### SOUTHERLY ASPECT REAR GARDEN

36.58m x 10.36m approximately (120'0 x 34'0 approximately) There is a patio immediately to the rear of the property benefitting from lighting and outside tap. The remainder of the garden is mainly laid to a good area of level lawn to the side of which there are raised planters and a pathway providing access to a further patio area towards the end of the garden. Log store and additional storage. A good sized garden shed. There is power which runs along the garden up to the parking area which has powered lights and sockets. At the end of the garden there is a wooden garden gate which gives access to the:

### PARKING AREA

Suitable for parking 3-4 vehicles off street. Vehicular access is via from the bottom of Wilmot Way. The garden dimensions shown include the garden and parking area.

### COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25

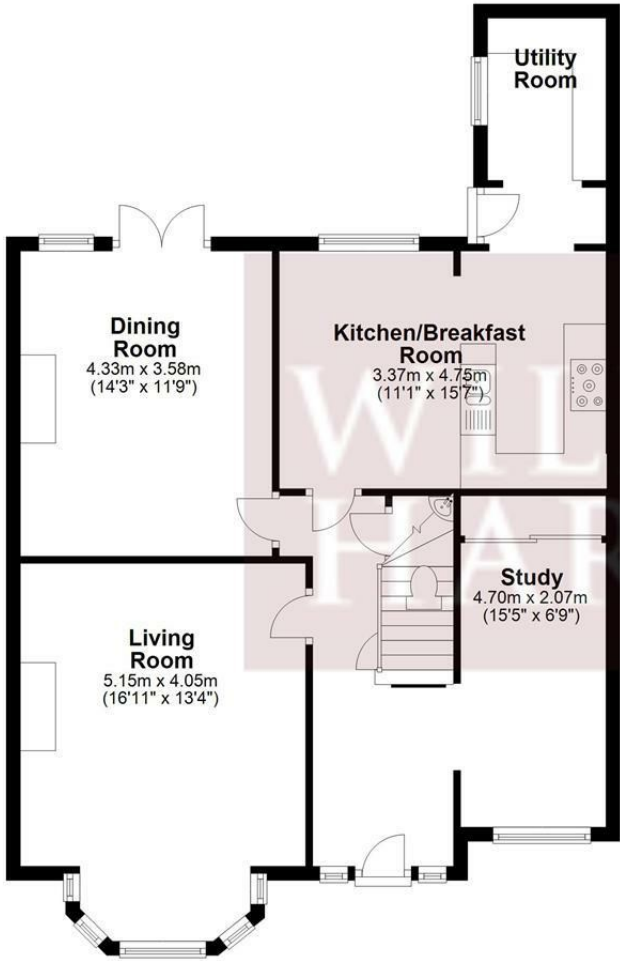


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**WILLIAMS  
HARLOW**

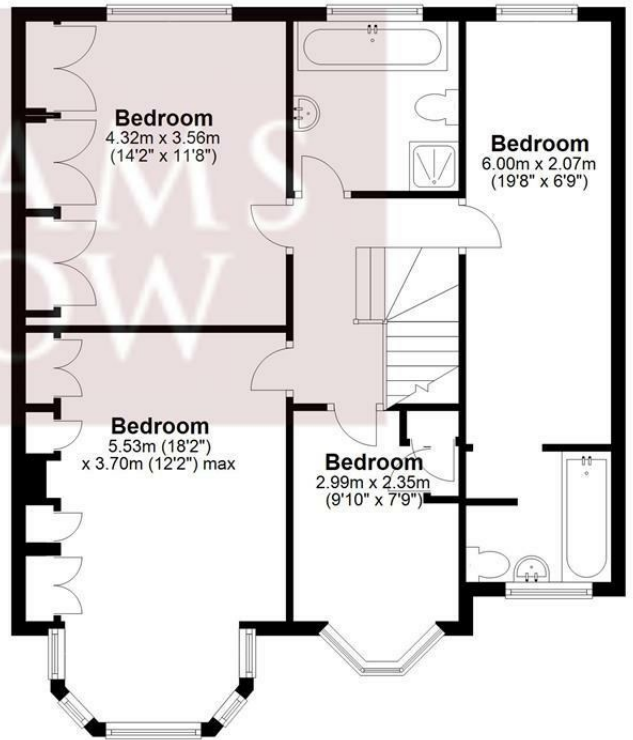
**Ground Floor**

Approx. 79.3 sq. metres (854.1 sq. feet)

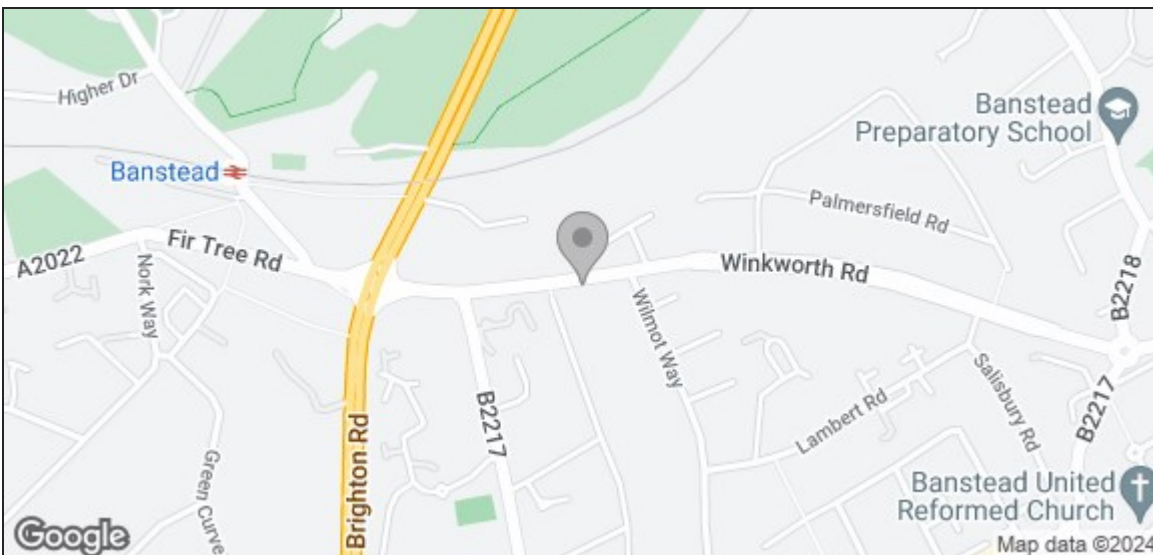


**First Floor**

Approx. 72.5 sq. metres (780.1 sq. feet)



Total area: approx. 151.8 sq. metres (1634.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	65	78
	EU Directive 2002/91/EC	