



Winkworth Road, Banstead,
Offers Over £800,000 - Freehold

**WILLIAMS
HARLOW**



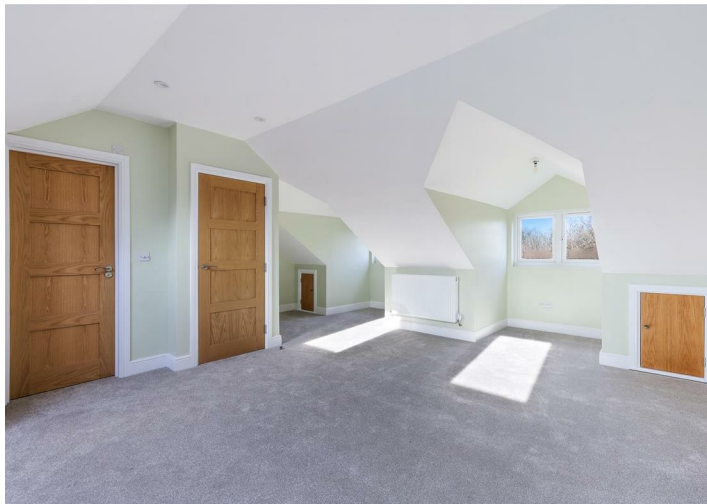
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Located in Winkworth Road in Banstead, this delightful detached house offers a perfect blend of character and modern living. With an impressive layout spread over three floors, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

As you enter, you are welcomed by three inviting reception rooms, each providing ample space for relaxation and entertaining. The sympathetic extensions throughout the house enhance its charm while ensuring that the character of the original structure is preserved.

The property is set on a larger garden plot that backs onto the picturesque Banstead Downs, offering a serene outdoor space for gardening, play, or simply enjoying the natural beauty that surrounds you. The garden is a true highlight, providing a peaceful retreat from the hustle and bustle of daily life.

For those with vehicles, the property features parking for three cars at the front, along with a convenient garage located at the rear. This thoughtful design ensures that you have plenty of space for your vehicles and additional storage.

One of the key advantages of this property is that there is no onward chain, allowing for a smooth and efficient purchase process. This home is not just a place to live; it is a sanctuary that combines comfort, style, and a prime location. Whether you are looking to settle down or invest, this property on Winkworth Road is a wonderful opportunity not to be missed.

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



Banstead Office

Call: 01737 370022

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SM7 2NH

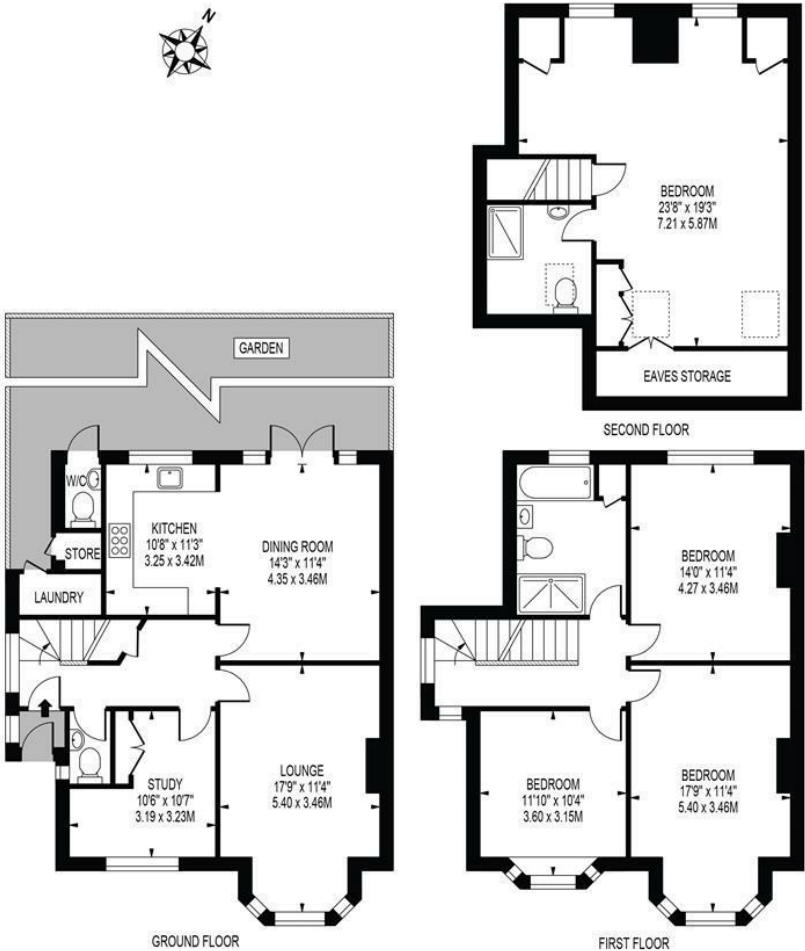
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WINKWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1821 SQ FT - 169.16 SQ M
(INCLUDING EAVES STORAGE EXCLUDING WIC, 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		82
(81-91) B		
(69-80) C		62
(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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