

Winkworth Road, Banstead, Surrey

£600,000 - Freehold

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WILLIAMS HARLOW























Winkworth Road, Banstead offering a delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms, this property is perfect for those looking to settle down in a friendly neighbourhood.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, ideal for both relaxation and entertaining. The layout is designed to provide a warm and welcoming atmosphere, making it easy to create lasting memories with family and friends.

The property features a well-appointed bathroom, ensuring convenience for all residents. The heart of the home is complemented by a lovely garden, providing a serene outdoor space for children to play or for adults to unwind after a long day. The garden is a perfect canvas for gardening enthusiasts or those who simply wish to enjoy the beauty of nature.

For those with vehicles, the property includes a driveway with ample parking space for up to two vehicles plus a garage, a valuable asset in this sought-after area.

In summary, this three-bedroom family home on Winkworth Road is a wonderful blend of comfort, space, and outdoor charm, making it an excellent choice for anyone looking to establish roots in Banstead. Don't miss the chance to make this lovely house your new home.

## THE PROPERTY

A three bedroom home providing ample space for family life. With a separate living room to the front incorporating an attractive bay window and high ceilings, potential to include this within the already large dining room/ kitchen. There is possibility to knock the dividing wall downs between the kitchen and dining room to allow for the ever popular open plan kitchen/ diner. With direct access out to the rear garden this home offers great versatility. To the first floor there are three well appointed bedrooms alongside large family bathroom. There is also potential to extend into the loft space to create additional accommodation should you require (STP).

## OUTSIDE AREA

25.60m x 7.62m (84 x 25)
The secure and private rear garden exceeds over 80ft which allows for great planting & space for children to play. You are greeted via access from the dining room and kitchen a large patio area which gently steps down into the remainder of the laid level lawn. There is also a garage and store room.

## LOCAL AREA

The property is located on a popular residential within Banstead and is within walking distance of Banstead Village High Street which offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarket including Waitrose plus excellent local schools. Banstead Downs, great for a countryside walk and Banstead train station are also both within an easy short walk. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Sutton to St Pancras International 47 minutes
Sutton to Blackfriars - 38 minutes
Sutton to Wimbledon - 17 minutes

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## ENHANCEMENT & STAGING DISCLAIMER

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## WHY WILLIAMS HARLOW

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## COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27



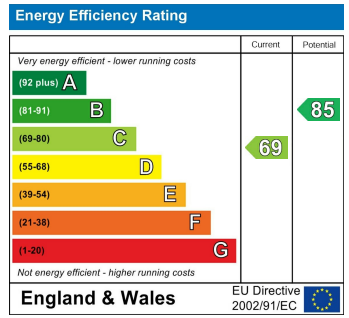
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