

**WILLIAMS  
HARLOW**

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## Winkworth Road Banstead, Surrey SM7 2JP

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a MODERN FOUR BEDROOM family home in Banstead Village. FULLY REFURBISHED by the current owners Winkworth road offers great local schools and shops all on your doorstep. With Banstead train just 0.8 miles away offering routes into London within the hour. A semi-converted garage offers space for storage plus an additional snug & bar. SOLE AGENTS. VIEWING HIGHLY RECOMMENDED

£750,000 - Freehold



## FRONT DOOR

Composite front door with obscured double glazed full height windows either side giving access through to:

## ENTRANCE HALL

2.82m x 2.08m (9'3 x 6'10)

Stairs rising to the first floor. Picture rail. Radiator. Thermostat for gas central heating. Laminate flooring. Alarm control panel.

## LOUNGE

Attractive double glazed bay window to the front. Radiator. Picture rail. Fireplace feature with ornate surround with inset ornate real fire with slate hearth.

## DINING ROOM

Access to a further understairs storage cupboard housing the meters and circuit breakers. Fireplace feature. Bi-fold doors to the rear, picture rail, radiator and doorway providing access through to:

## RE-FITTED KITCHEN

A modern range of wall and base units comprising roll edge work surfaces incorporating stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integrated slimline dishwasher. Retractable removable drawers. Corner carousel. Space for washing machine. Fitted oven and grill with microwave above. Surface mounted four ring gas hob with extractor above. A comprehensive range of eye level cupboards, one of which houses the gas central heating boiler. Window to side. Part tiled walls. Opening through to:

## UTILITY ROOM

Space for upright fridge freezer. Space for further domestic appliance. Eye level cupboard. Window to rear and part glazed door to the rear.

## BEDROOM FOUR

Oriel bay window to front. Radiator. Picture rail. Laminate flooring.

## DOWNSTAIRS SHOWER ROOM

Fully enclosed shower cubicle. Wash hand basin with mixer tap and vanity cupboards and drawers below. Fully tiled walls. Tiled floor. Heated towel rail. Downlighters. Obscured glazed window to the side.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a straight staircase with access to loft void. Radiator.

## BEDROOM ONE

A large attractive double glazed bay window to the front. Radiator and picture rail. Feature wooden panelled wall. There is a comprehensive range of built in bedroom furniture comprising of 2 x fitted wardrobes, chest of drawers, access to eaves storage.

## EN-SUITE SHOWER ROOM

Shower with rainfall shower head and shower attachment. Low level WC. Wash hand basin with mixer tap and storage below. Fully tiled. Heated towel rail. Downlighters. Obscured double glazed window to the front.

## BEDROOM TWO

Window to rear enjoying a pleasant outlook over the rear garden. Radiator. Picture rail. Fitted wardrobes. Laminate flooring.

## BEDROOM THREE

Double aspect room with obscured double glazed window to the side and window enjoying a pleasant outlook over the rear garden. Radiator. Picture rail. Space for wardrobes.

## FAMILY BATHROOM

Fully tiled. Low level WC. Wash hand basin. Open fully tiled wet room style shower area with rainfall shower head and shower attachment. Stand alone bath. Large obscured double glazed window to side. Extractor fan. Access to eaves storage.

## OUTSIDE

### FRONT

There is a well laid herringbone brick driveway suitable for parking two vehicles off street. There is a brick retaining wall that divides the remainder of the garden which is laid to stone chippings with various flower and shrub borders and some mature hedging. The driveway continues to the side of the property which gives access to the front door. Beyond which there is a wrought iron gate which gives access to the:

### REAR GARDEN

There is a patio which expands the immediate rear width of the property which benefits from having outside lighting and an outside tap. There are steps down to the remainder of the garden which is principally laid to lawn. Behind the converted garage there is a wia decked area providing a further entertainment area. The garden enjoys a good degree of privacy and good fencing.

## DOUBLE LENGTH GARAGE/WORKSHOP + BAR

12.37m x 2.95m maximum (40'7 x 9'8 maximum)

Accessed via up and over door to the front with power and lighting. Front area of the garage is currently used for storage. The rear two thirds of the area and can be accessed via French doors and wooden decked steps from the rear garden and has been converted into bar. Downlighters. Obscured double glazed window to the front. Power and lighting. Suitable for a variety of uses ie. home office or potentially be used as a small self contained annex. Alternatively a great space for entertainment.

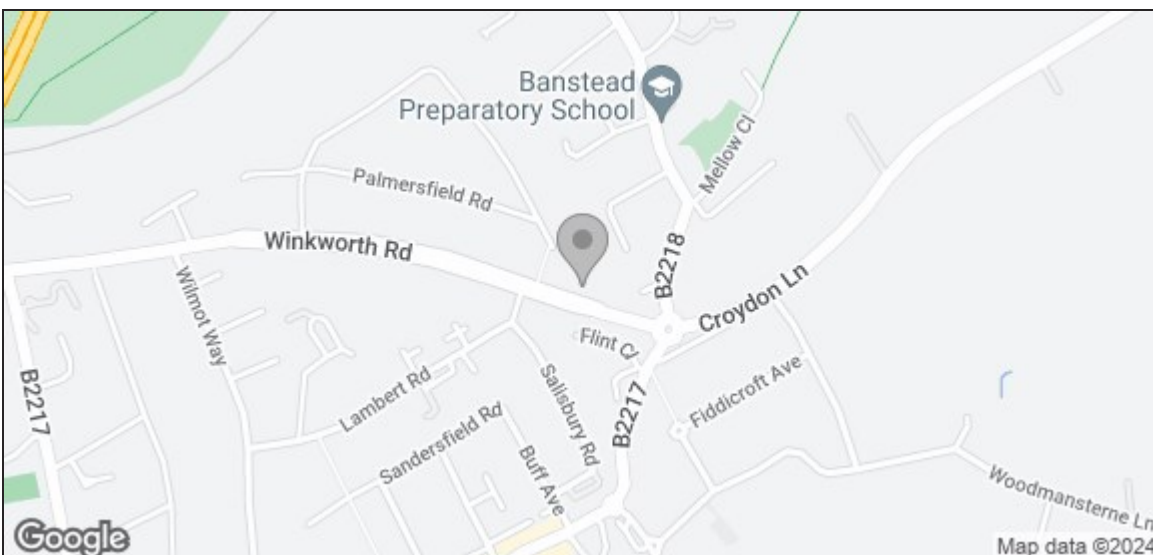
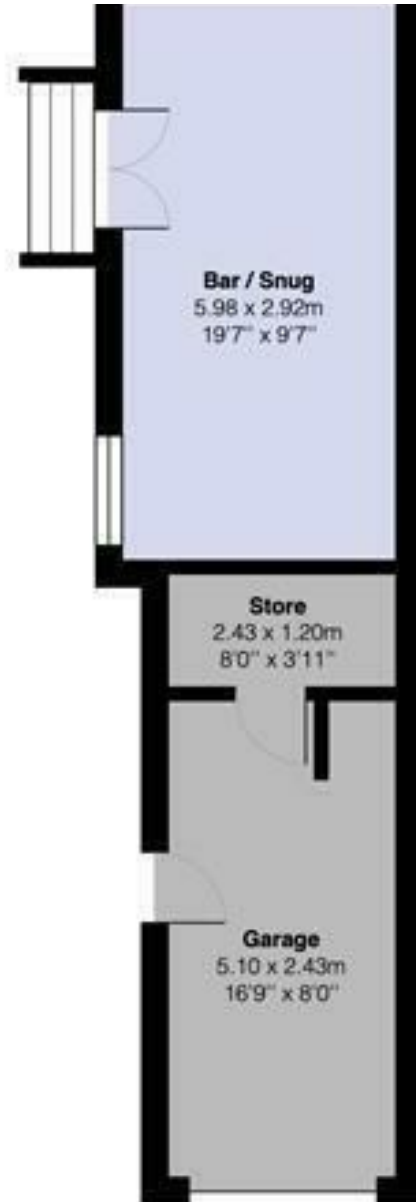
## COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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>		EU Directive 2002/91/EC	