



Winkworth Road, Banstead

The **PERSONAL** Agent

Asking Price £725,000

Freehold

- Impressive semi-detached home
- 130ft South facing garden
- Master bedroom with en suite
- Three further well proportioned bedrooms
- Living room with wood burner
- Stunning kitchen/diner/family room
- Garden cabin with office potential
- 0.4 of a mile to Banstead station
- Walk to Banstead High Street
- Excellent Primary school catchment



Offered to the market in exceptional order, this cleverly extended and deceptively spacious semi-detached home benefits from a truly impressive open plan kitchen/dining/family room that opens up to a secluded Indian Sandstone terrace and a directly South facing rear garden that measures approximately 130ft in length.

As soon as you step through the front door the amazing feel of the property is immediately apparent with a generous and welcoming entrance hallway. The well proportioned accommodation continues throughout with perfectly balanced spaces that are perfect for entertaining, social occasions and just as importantly, day to day family life.

In our view, properties of this calibre, that are within walking distance of the heart of the Village, in the catchment of great schools and so close to the station are rarely available and

because of this we are anticipating strong levels of interest.

Call to register your interest. Sole agent.

The accommodation briefly comprises spacious entrance hall, separate living room with bay window and wood burning stove, stunning open plan kitchen/dining/family room with high specification finish and underfloor heating, downstairs W.C., three well proportioned bedrooms and a family bathroom on the first floor and a stunning master bedroom with luxury en suite shower room on the second floor with elevated views to the rear from the Juliette balcony.

There is a 28ft frontage and driveway that is brick blocked and provides parking for at least three cars with side access to the stunning private rear garden which benefits from the most sought after of aspects and measures approximately 130ft. A

further point of note is the garden cabin which could be used for a variety of things including a home office, gym or teenagers den.

This fine home is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.4 of a Mile away. In short, the property enjoys an ideal location for accessing the area's cultural & leisure venues.

Freehold







Winkworth Road, Banstead
 Total Area: 136.8 m² ... 1473 ft² (excluding eaves storage, garden)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. www.stillmoving.tokson © 2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

