



Winkworth Place, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £535,000 Share of Freehold

- 1059 sq ft property
- Semi detached house
- Three bedrooms
- Two reception rooms
- Separate kitchen
- Driveway for one car
- Walking distance of Banstead
- Communal gardens

Welcome to Winkworth Place, Banstead - a charming three bedroom semi detached house that offers the perfect blend of comfort and convenience. This delightful property boasts three cosy bedrooms, ideal for a growing family or those in need of a home office space.

Situated within walking distance of Banstead village, this home provides easy access to local amenities, schools, and transport links. The two reception rooms offer versatile living spaces, perfect for entertaining guests or simply relaxing with loved ones.

With the added bonus of off-road parking, you can bid farewell to the hassle of searching for a parking spot



after a long day. The semi-detached nature of this property ensures a sense of privacy and tranquillity, allowing you to unwind in peace.

Don't miss out on the opportunity to make this house your home - book a viewing today and discover the endless possibilities that Winkworth Place has to offer.

The property comprises a hallway, cloakroom, living room, separate kitchen and dining room. On the first floor there are three bedrooms and the bathroom. Outside there is a driveway for one car and a rear courtyard garden.

This quiet private cul-de sac enjoys a fantastic position, and is within walking distance of the heart of Banstead

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 Nork shops and the open spaces of Banstead Downs provide beautiful walks and cycling routes and 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 is only 0.3 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

\*Share of freehold\*









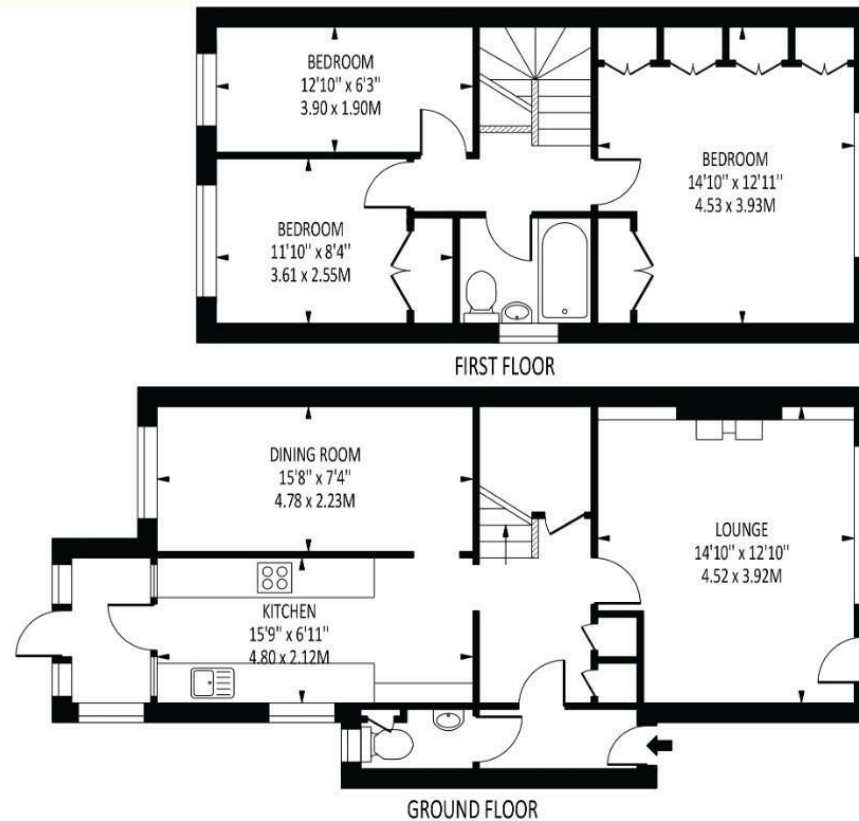


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## Winkworth Place Banstead

Total Area: 1059 SQ FT • 98.40 SQ M



Disclaimer: 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 of 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) <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		
England & Wales		EU Directive 2002/91/EC

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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 333 699

### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

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The  
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**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.



