



Winkworth Road, Banstead

The **PERSONAL** Agent



# Price Guide £725,000

## Freehold

- 1734 sq ft semi detached home
- Master bedroom with ensuite
- Three further well proportioned bedrooms
- Living room
- Stunning kitchen/diner/family room
- Rear garden
- Short walk to Banstead High Street
- 0.7 of a mile from Banstead station
- Excellent primary school catchment
- Vendor suited

This cleverly extended and deceptively spacious semi-detached home benefits from a truly impressive open plan kitchen/dining/family room that opens on to a private and spacious rear garden.

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 good 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.

The ground floor accommodation comprises a spacious entrance hall, living room with wood burning stove and a stunning open plan kitchen/dining/family room. To the first floor there are three well proportioned bedrooms and a family bathroom, whilst on the top floor there is a stunning master bedroom with ensuite shower room and elevated views to the rear.

Outside there is a block paved driveway which provides parking for at least two cars, and a garage with a door leading out to a spacious, private, rear garden.

This fine home 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 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 and leisure venues.

Tenure: Freehold  
Council tax band: E



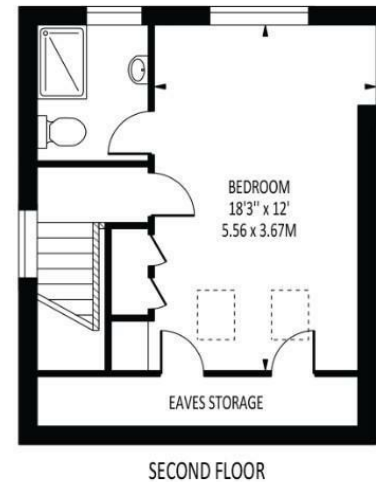
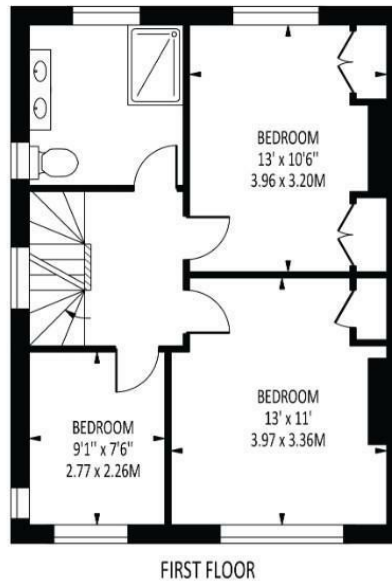
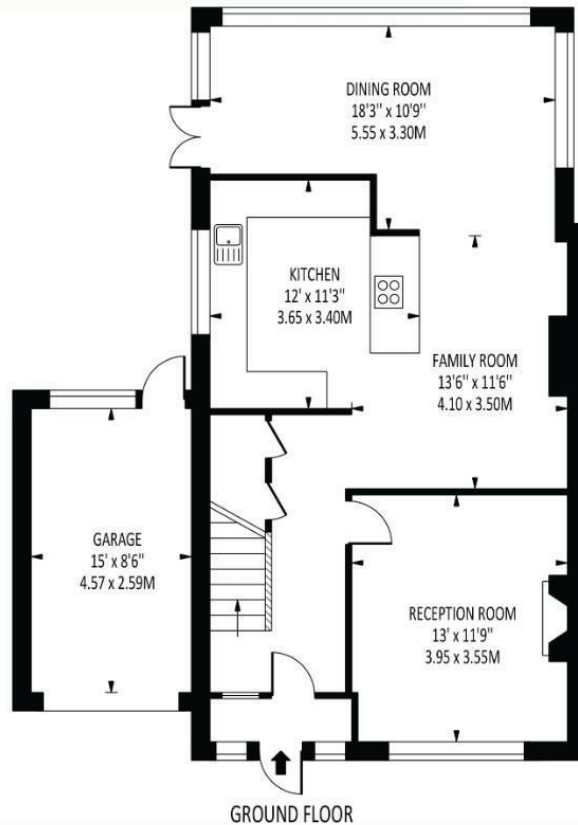




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## Winkworth Road

Total Area: 1734 SQ FT • 161.09 SQ M  
(Including Eaves Storage & Garage)  
Eaves Storage Area : 45 SQ FT • 4.16 SQ M  
Garage Area : 127 SQ FT • 11.84 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>                          |           | <b>80</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>65</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<br>2002/91/EC  |

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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.

