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RICS

The Property Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
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Winkworth Road, Banstead, SM7

Approximate Area = 1272 sq ft / 118.1 sq m

For identification only - Not to scale



CHRISTIES



WINKWORTH ROAD, BANSTEAD SM7 2QR

THIS STUNNING EXTENDED SEMI-DETACHED HOUSE OFFERS A DELIGHTFUL BLEND OF MODERN LIVING AND CLASSIC CHARM. SPANNING AN IMPRESSIVE 1,272 SQUARE FEET, THIS PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS AND A BEAUTIFULLY RE-FITTED FAMILY BATHROOM ON THE FIRST FLOOR, ENSURING AMPLE SPACE FOR FAMILY LIFE.

THE GROUND FLOOR IS DESIGNED FOR BOTH COMFORT AND FUNCTIONALITY, FEATURING TWO INVITING RECEPTION ROOMS, INCLUDING A FAMILY ROOM, AND A FANTASTIC KITCHEN / DINING AREA. AN ADDITIONAL MUSIC ROOM PROVIDES THE PERFECT SPACE FOR A HOME OFFICE OR SNUG, CATERING TO THE NEEDS OF CONTEMPORARY LIVING. A CONVENIENT CLOAKROOM ADDS TO THE PRACTICALITY OF THE LAYOUT.

ONE OF THE STANDOUT FEATURES OF THIS HOME IS THE EXPANSIVE REAR GARDEN, COMPLETE WITH A LARGE SUN TERRACE, IDEAL FOR OUTDOOR ENTERTAINING OR SIMPLY ENJOYING THE SUNSHINE. THE GARDEN IS FULLY ENCLOSED, PROVIDING A SAFE HAVEN FOR CHILDREN TO PLAY FREELY. TO THE FRONT OF THE PROPERTY, A PRIVATE DRIVEWAY OFFERS AMPLE OFF-STREET PARKING, A VALUABLE ASSET IN THIS DESIRABLE AREA.

THIS PROPERTY HAS BEEN THOUGHTFULLY MODERNISED BY THE CURRENT OWNER, ENSURING THAT IT MEETS THE DEMANDS OF MODERN FAMILY LIFE WHILE RETAINING ITS ORIGINAL CHARACTER. WITH ITS FLEXIBLE LIVING SPACES AND EXCELLENT OUTDOOR FACILITIES, THIS HOME IS PERFECT FOR THOSE SEEKING A PEACEFUL YET VIBRANT LIFESTYLE IN BANSTEAD. DO NOT MISS THE OPPORTUNITY TO MAKE THIS WONDERFUL HOUSE YOUR NEW HOME.

OFFERS IN THE REGION OF £675,000

- STUNNING EXTENDED FAMILY HOME
- LARGE ENCLOSED REAR GARDEN WITH SPACIOUS SUN TERRACE
- FANTASTIC KITCHEN / DINING ROOM
- PRIVATE DRIVEWAY PROVIDING AMPLE PARKING
- COUNCIL TAX BAND E
- EPC RATING E

