



Winkworth Road, Banstead

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- 2077 sq ft property
- Semi detached House
- Four bedrooms
- Additional shower room
- 16'11 x 11'7 Living room
- 13'7 x 9'10 Reception two
- 10'4 x 7'8 Kitchen
- 15'9 x 12'9 Outbuilding with power and lighting
- Driveway for two cars
- Walking distance of Banstead village

This charming semi detached house located on Winkworth Road in the sought after area of Banstead. Spanning an impressive 2,077 square feet, this property boasts four generously sized bedrooms, making it an ideal choice for families in search of a comfortable and spacious home.

One of the key highlights of this residence is its close proximity to Banstead village, which is merely a short stroll away. The village offers a delightful array of shops, cafes, and local amenities, ensuring that daily life is both convenient and enjoyable for its residents. The vibrant community atmosphere adds to the appeal of this location, making it a wonderful place to call home.

Inside, the house features a well designed layout that maximises space and light, creating a warm and inviting environment. The reception room provides a perfect setting for family gatherings or entertaining guests, while the bedrooms offer a peaceful retreat for rest and relaxation.



This property represents an excellent opportunity for those looking to settle in a thriving community while enjoying the comforts of a spacious family home. With its attractive features and prime location, this house is certainly not to be missed. We invite you to explore the potential of this lovely home and envision the wonderful memories that could be created here.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertaining. The addition of a conservatory enhances the living area, allowing natural light to flood in and creating a serene space to enjoy the garden views throughout the seasons. A utility room completes the ground floor accommodation. The property also boasts a shower room as well as a main bathroom. Outside the garden is complemented by an 15'9 x 12'9 outbuilding equipped with power and lighting, offering versatile options for use as a home office, workshop, or additional storage. Driveway to the front for two cars and a 23' x 9'3 Garage.

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.

Tenure: Freehold
Council Tax Band: F





The **PERSONAL** Agent



Winkworth Road

Total Area: 2077 SQ FT • 192.98 SQ M
(Including Garage, Outhouse & Store)
Garage Area : 215 SQ FT • 19.98 SQ M
Outhouse Area : 200 SQ FT • 18.61 SQ M
Store Area : 30 SQ FT • 2.75 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

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

The
PERSONAL
Agent

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.

