



PICQUETS WAY, BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£700,000**

FREEHOLD

Winkworth





PICQUETS WAY
BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED TWO/THREE
BEDROOM DETACHED BUNGALOW,
SITUATED IN A POPULAR TREE-LINED
ROAD.**

This bright and spacious detached property offers generous and flexible accommodation, having been beautifully maintained by the present owners. Ideally situated for local shops and amenities, good transport links, and Banstead High Street with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. It also falls within the catchment for well-regarded local schools.



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Step into the entrance porch and into the welcoming entrance hall and this well presented home truly reveals itself.

This living space comprises; a large living/dining room with an attractive feature fireplace and french doors that give direct access to the rear garden, an adjacent sitting room/snug, a good sized kitchen with ample worktop space and a range of high and low level units, and a useful utility room.

There are two double bedrooms, both of which have good quality fitted wardrobes, a well-appointed ensuite shower to bedroom 2, and a family sized bathroom. The extensive loft space is fully boarded for storage use.

The fabulous rear garden has been designed with ease of maintenance in mind. There is an attractive patio adjacent to the property providing an ideal area for alfresco dining and entertaining. The remainder is mainly laid to lawn with well stocked and manageable borders. The summer house benefits from power, lighting, as well as air conditioning and heating, and can be used as a home office space. The front driveway provides off road parking for several cars, and access to the garage.

More localised shops can be found along Tattenham Way and Asda Supermarket is within a 15 minute walk. Nork Park with acres of open land is also nearby. The A217 is easily accessed providing a direct route to the M25 at Junction 8 (Reigate Hill).



BANSTEAD OFFICE

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AT A GLANCE...

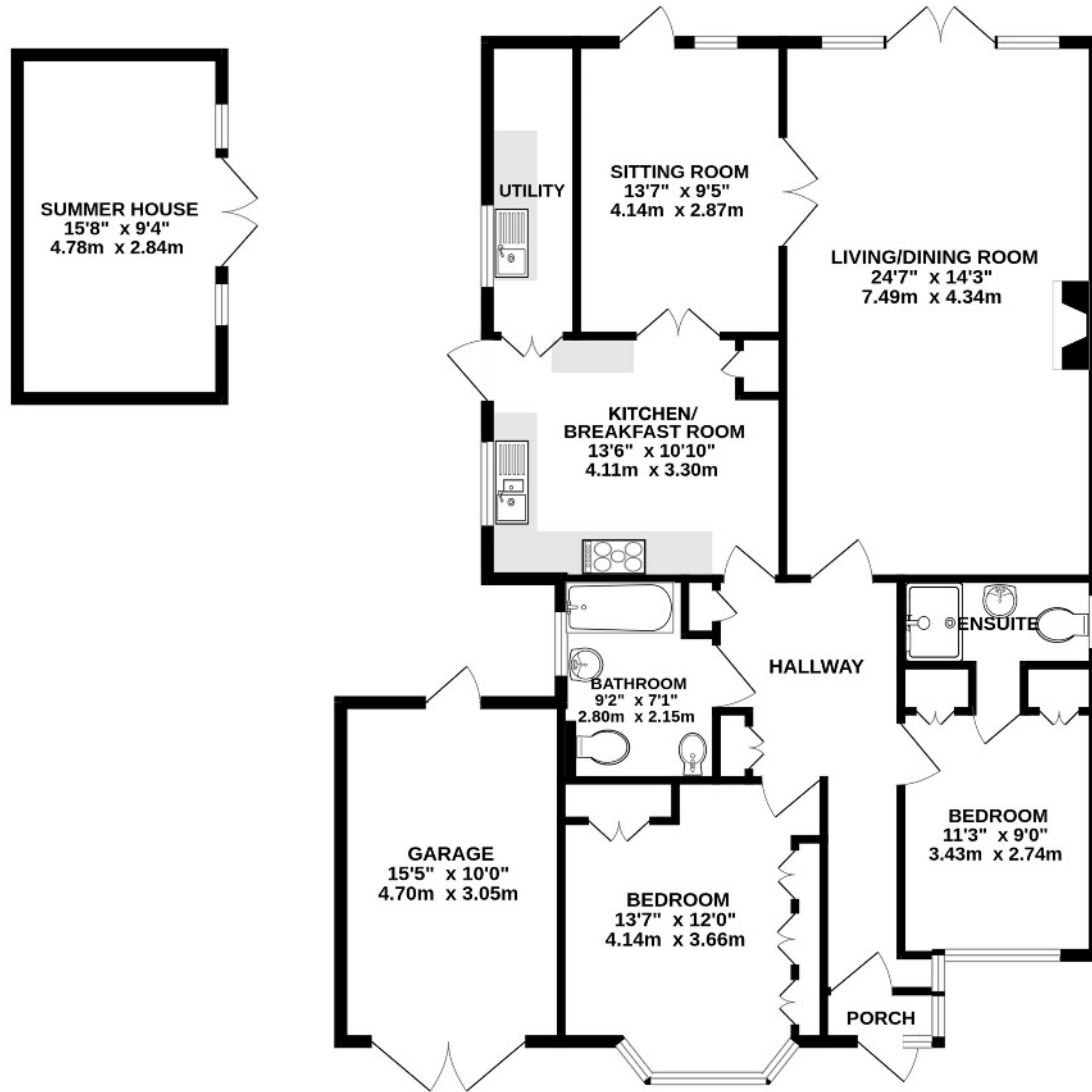
- Entrance Porch
- Hallway
- Living Room/Dining Room - 24'7" x 14'3" (7.49m x 4.34m)
- Sitting Room/Snug - 13'7" x 9'5" (4.14m x 2.87m)
- Kitchen - 13'6" x 10'10" (4.11m x 3.30m)
- Utility

- Bedroom 1 - 13'7" x 12'0" (4.14m x 3.66m)
- Bedroom 2 - 11'3" x 9'0" (3.43m x 2.74m)
- En-suite Shower
- Bathroom - 9'2" x 7'1" (2.80m x 2.15m)

- Summer House - 15'8" x 9'4" (4.78m x 2.84m)
- Rear Garden - 60' (18.28m)
- Garage - 15'5" x 10'0" (4.70m x 3.05m)







Picquets Way, Banstead
 INTERNAL FLOOR AREA (APPROX.) 1475 sq ft/ 137.0 sq m
 Including Summer House
 Garden extends to 60' (18.28m) approx.



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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See things differently.