



**GREENHAYES AVENUE,** BANSTEAD, SURREY, SM7

OIEO **£750,000**

FREEHOLD

**Winkworth**





## GREENHAYES AVENUE

BANSTEAD, SURREY, SM7

**THIS BEAUTIFULLY PRESENTED AND  
EXTENDED THREE BEDROOM SEMI-  
DETACHED HOUSE IS LOCATED IN THE  
EVER POPULAR AND TREE-LINED  
GREENHAYES AVENUE.**

Conveniently located for well-regarded schools, and Banstead High Street, with its range of shops including a Marks and Spencers Simply Food and Waitrose.



**GREENHAYES AVENUE**  
BANSTEAD, SURREY, SM7

The property offers versatile and spacious room sizes both on the ground and first floor, providing excellent and well balanced family accommodation throughout.

The ground floor comprises; entrance porch, spacious entrance hall, bright living room with a front aspect bay window, separate dining room, an extended modern fitted kitchen with some integrated appliances, a bedroom, shower room and utility room.

The upstairs provides two double bedrooms, both with fitted wardrobes, one having an en-suite shower room. There is also a well appointed family bathroom.

Outside, the walled frontage has lawned area with established borders, together with a paved area which provides all important off-road parking. The secluded rear garden has a patio area adjacent to the property. The remainder is lawned with an additional raised terrace at the foot of the garden.

All in all a superb family house in a sought-after convenient location.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 14'2" x 13'0" (4.32m x 3.96m)
- Dining Room - 13'10" x 10'11" (4.22m x 3.33m)
- Kitchen - 17'0" x 8'5" (5.18m x 2.57m)
- Utility Room
- Shower Room/WC
- Bedroom 3 - 19'7" x 9'11" (5.97m x 3.02m)
- Bedroom 1 - 14'2" x 11'10" (4.32m x 3.61m)
- En-suite Bathroom - 7'9" x 7'5" (2.35m x 2.26m)
- Bedroom 2 - 13'10" x 10'8" (4.22m x 3.25m)
- Bathroom - 8'9" x 7'7" (2.67m x 2.32m)
- Rear Garden - 55' (16.76m) approximately
- Council Band F

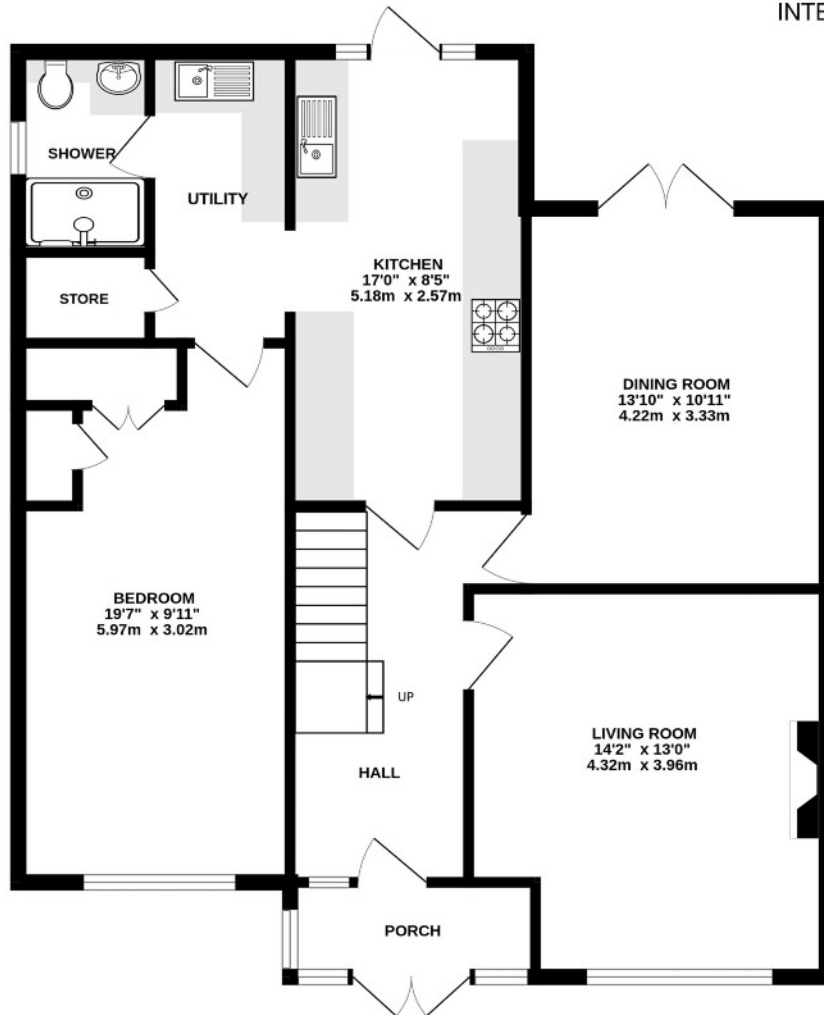




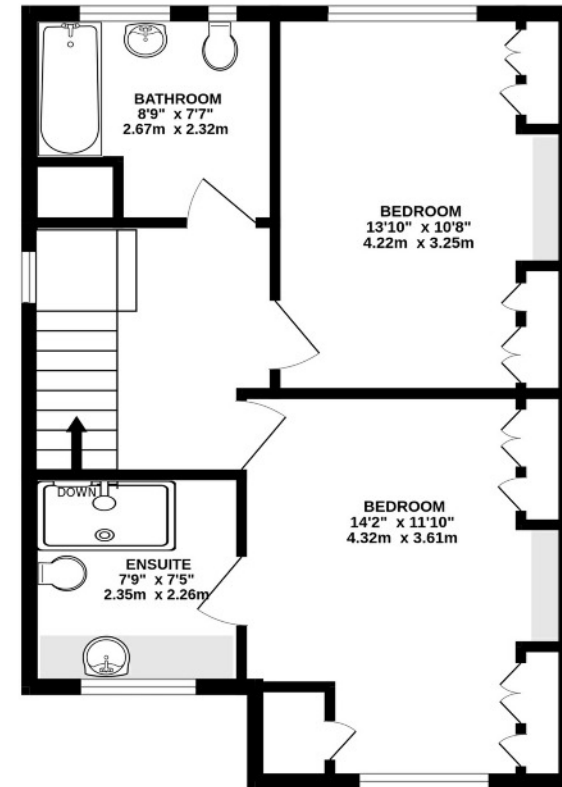
## Greenhayes Avenue, Banstead

INTERNAL FLOOR AREA (APPROX.) 1420 sq ft/ 132.0 sq m

Garden extends to 55' (16.76m) approx.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>69</b>		
<b>42</b>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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## Banstead office

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