



LONGCROFT AVENUE, BANSTEAD, SURREY, SM7

£1,175,000

FREEHOLD

Winkworth





LONGCROFT AVENUE

BANSTEAD, SURREY, SM7

THIS FABULOUS EXTENDED SIX BEDROOM DETACHED HOUSE HAS A BEAUTIFUL GARDEN BACKING ONTO OPEN FIELDS, AND IS LOCATED IN A SOUGHT-AFTER ROAD.

Occupying a larger than average plot of just over ½ an acre in a highly desirable road on the edge of Banstead village, this 6 bedroom detached home provides ideal space for family living, and stunning views across the fields to the rear. The property is conveniently situated within walking distance of Banstead High Street with its excellent blend of local and national businesses, cafes and restaurants. Well-regarded schools for all age groups are also close by. Frequent bus services are available and provide access to neighbouring towns including Epsom, Sutton and Reigate.



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This bright and spacious house offers a charming blend of modern living and period features.

Internally the ground floor accommodation comprises; a double glazed porch, a welcoming hallway with original wood panelling, a large extended double aspect living room with an attractive feature fireplace, and sliding patio doors to the garden, a separate dining room with a bay window and period fireplace, a fitted kitchen which offers a large number of high and low level units and ample worktop space, an adjacent utility room and downstairs WC. There is also an internal door which leads into the double garage.

Upstairs continues to impress. A turning staircase leads to the first floor which has six bedrooms in total, with fitted wardrobes in the two largest bedrooms, an ensuite shower room and walk-in wardrobe and a family sized bathroom. One of the larger bedrooms is currently used as a second living room, and another is used as a home office.

Outside, the property has an attractive frontage with a generous driveway providing parking for several cars and access to the double garage, and a small front lawn with mature shrub borders. The secluded and tranquil rear garden extends to approximately 192 feet and is bordered by tall hedges which gives it privacy and security. There is a large lawned area, patio adjoining the house, as well as a vegetable plot, greenhouse and a shed for storage use. The garden backs onto open fields at the rear.

All in all this detached house with its' large plot and fabulous garden makes an ideal family home.



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Double Glazed Porch
- Entrance Hall
- Living Room - 14'1" x 12'0" (4.28m x 3.67m)
- Study Area - 12'0" x 9'8" (3.67m x 2.94m)
- Dining Room - 15'9" x 12'0" (4.81m x 3.67m)
- Kitchen - 19'9" x 10'4" (6.02m x 3.16m)
- Utility - 15'11" x 8'7" (4.86m x 2.62m)
- Downstairs WC
- Bedroom 1 - 15'10" x 11'5" (4.83m x 3.48m)
- Bedroom 2 - 12'8" x 10'4" (3.86m x 3.15m)
- Ensuite Shower Room
- Bedroom 3 - 14'0" x 12'3" (4.26m x 3.73m)
- Bedroom 4 - 14'1" x 11'5" (4.29m x 3.48m)
- Bedroom 5 - 11'6" x 8'8" (3.50m x 2.63m)
- Bedroom 6 - 10'4" x 8'11" (3.15m x 2.71m)
- Bathroom
- Double Garage - 27'4" x 18'3" (8.33m x 5.57m)
- Rear Garden - 192' (25.3m)





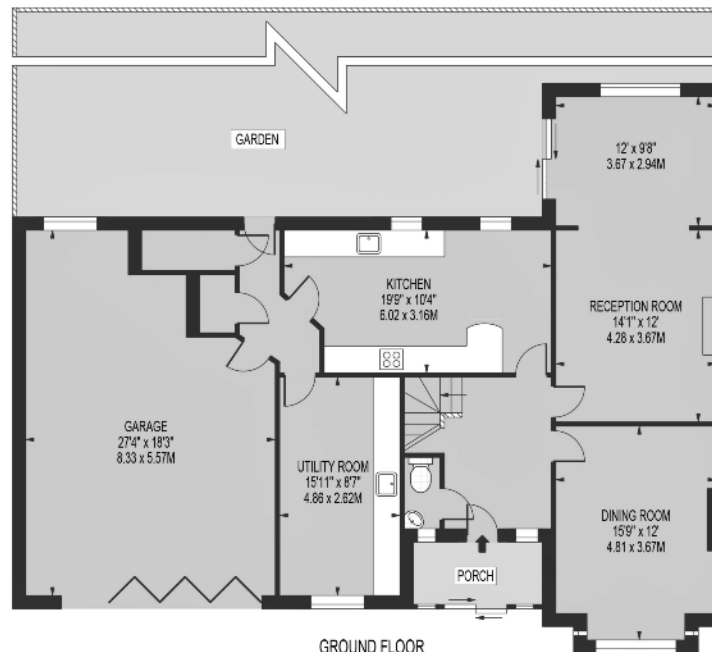
LONGCROFT AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2760 SQ FT - 256.41 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 426 SQ FT - 39.55 SQ M



FIRST FLOOR



GROUND FLOOR
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 OR CONTRACT.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(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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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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See things differently.