



HOLLY LANE WEST, BANSTEAD, SURREY, SM7

£1,000,000 FREEHOLD

Winkworth





HOLLY LANE WEST

BANSTEAD, SURREY, SM7

**A NEWLY REFURBISHED FOUR BEDROOM
DETACHED HOUSE WITH A SOUTHERLY
FACING REAR GARDEN EXTENDING TO
108 FEET, SITUATED IN A SOUGHT AFTER
LOCATION WITHIN EASY REACH OF
BANSTEAD HIGH STREET.**

This attractive older style property has been completely refurbished throughout, including rewiring, a new plumbing & heating system, and now provides a fantastic family home. It is ideally located just a short distance from Banstead Village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



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Situated in one of Banstead's sought after locations, within easy reach of the village High Street.

The ground floor comprises; an open entrance porch, generous hallway, a downstairs cloakroom, a living room, an open plan kitchen/dining room with direct access to the rear garden.

A turning staircase leads to the first floor which provides four double bedrooms, and a family bathroom with separate shower.

Outside the front driveway provides off street parking and access to the attached garage which has an electric roller door, power and lighting, together with access to a covered area to the rear. The beautiful southerly facing rear garden, measuring approximately 108 feet in length and is mainly laid to lawn, screened by mature borders, with a patio area adjacent to the house.

Well regarded schools in the area, both private and state run for all age groups, are close by. There are rail services at Banstead and nearby Chipstead Stations, and the A217 provides an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation's motorway network and Gatwick airport within easy reach.

The area is surrounded by some of Surrey's finest open green belt countryside, offering country pubs, fine walks, and where sporting pursuits such as golf and horse riding can be enjoyed.

BANSTEAD OFFICE

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AT A GLANCE...

- Open Porch
- Hallway
- Living Room - 12'9" x 12'0" (3.85m x 3.67m)
- Kitchen/Dining Room - 22'9" x 15'1" (6.91m x 4.60m)
- Cloakroom

- Bedroom 1 - 13'0" x 12'3" (3.94m x 3.74m)
- Bedroom 2 - 12'6" x 12'3" (3.81m x 3.70m)
- Bedroom 3 - 13'9" x 9'0" (3.94m x 2.71m)
- Bedroom 4 - 11'9" x 8'3" (3.59m x 2.51m)
- Family Bathroom

- Garage - 17'6" x 9'3" (5.30m x 2.82m)
- Boiler Room - 4'6" x 4'3" (1.40m x 1.30m)
- Rear Garden - 108' (24.38m) approximately



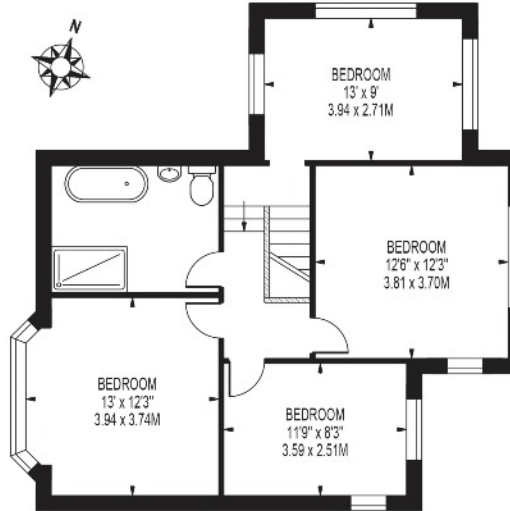


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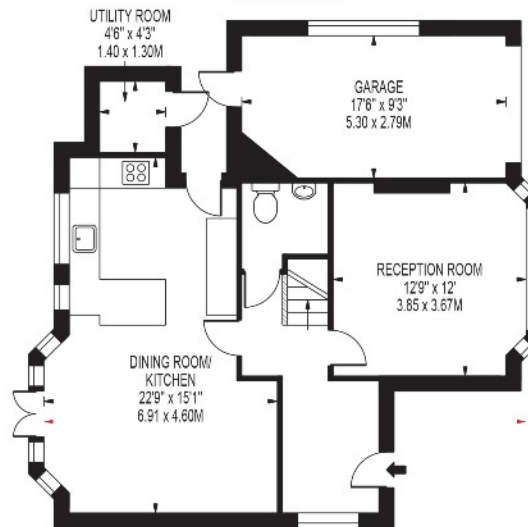
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1271 SQ FT - 118.12 SQ M
(EXCLUDING UTILITY ROOM & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF UTILITY ROOM: 20 SQ FT - 1.82 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 151 SQ FT - 14.07 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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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-)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(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.