



COLCOKES ROAD, BANSTEAD, SURREY, SM7

£399,500

LEASEHOLD

Winkworth





2 THE STABLES, COLCOKES ROAD

BANSTEAD, SURREY, SM7

**THIS BEAUTIFUL TWO BEDROOM MEWS
STYLE PROPERTY IS LOCATED IN A
HIGHLY SOUGHT AFTER TREE-LINED
ROAD, WITHIN WALKING DISTANCE OF
BANSTEAD VILLAGE.**

Situated in an established residential position being within easy reach of Banstead High Street with its blend of local and national retailers. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with its park café is close by, as are Banstead Downs and Cuddington Golf Courses.



2 THE STABLES, COLCOKES ROAD BANSTEAD, SURREY, SM7

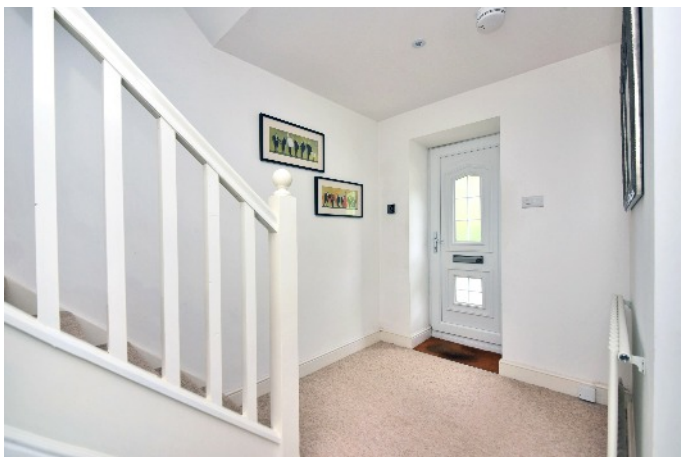
Ideally located in a popular tree-lined road, this period mews style property must be viewed to be appreciated.

The well planned accommodation is arranged over two floors and the ground floor comprises; a welcoming entrance hall, open plan kitchen, living, dining room, with a bay window to the front, a modern fitted kitchen with integrated appliances, gloss finished units and ample worktop space, and a useful separate utility room.

On the first floor there are two double bedrooms and a large well-appointed bathroom.

Outside, the property has its own front garden with a small lawn and shrub borders, and an allocated parking space.

Just 0.3 miles from Banstead Village High Street, with its selection of cafes, restaurants, Waitrose, and Marks and Spencers' Simply Food.



BANSTEAD OFFICE

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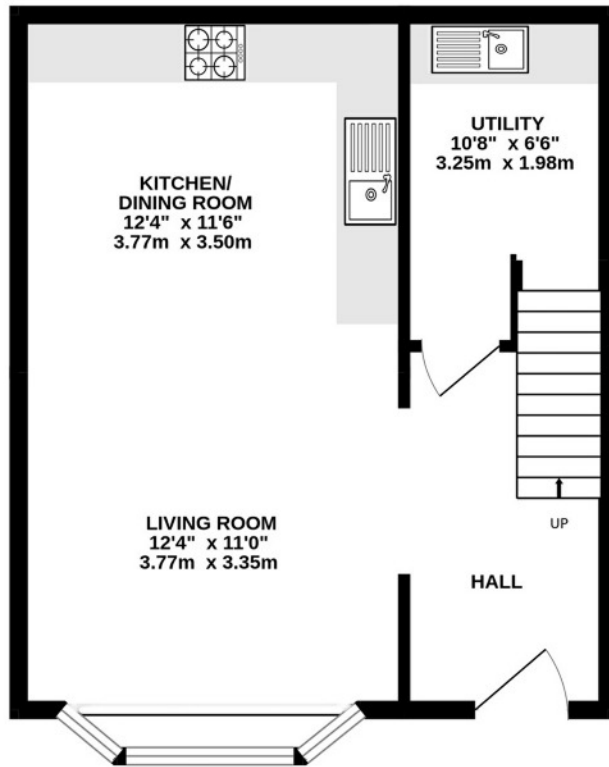
AT A GLANCE...

- Entrance Hall
- Living Room - 12'4" x 11'0" (3.77m x 3.35m)
- Kitchen/Dining Room - 12'4" x 11'6" (3.77m x 3.50m)
- Utility - 10'8" x 6'6" (4.45m x 4.04m)
- Bedroom 1 - 12'2" x 11'6" (3.71m x 3.51m)
- Bedroom 2 - 12'2" x 8'5" (3.71m x 2.57m)
- Bathroom - 10'2" x 8'5" (3.10m x 2.57m)
- Front Garden
- Allocated Parking Space
- Council Tax Band - E

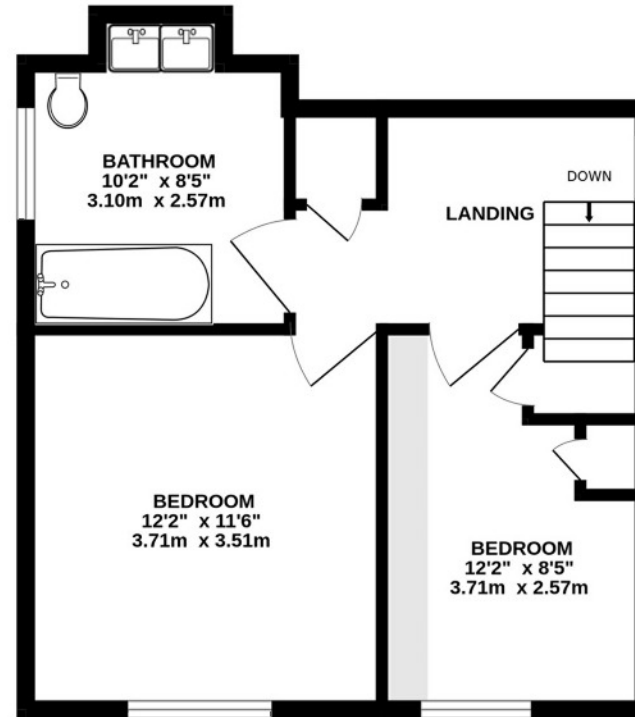




Colcokes Road, Banstead
INTERNAL FLOOR AREA (APPROX.) 850 sq ft/ 79.0 sq m



GROUND FLOOR



FIRST FLOOR

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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 © 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Winkworth

for every step...