MANOR WAY, BANSTEAD, SURREY, SM7

£599,950

FREEHOLD

Winkworth

MANOR WAY

BANSTEAD, SURREY, SM7

THIS WELL-PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE IS LOCATED ON A VERY POPULAR ROAD IN THE WOODMANSTERNE AREA OF BANSTEAD.

Ideally situated for local shops and amenities, and within the catchment for well-regarded local schools including Chipstead Valley Primary (currently rated outstanding). Banstead High Street offers a more comprehensive selection of restaurants and shops, including a Waitrose Supermarket. The property has been thoughtfully extended into the loft, and beautiful maintained by the current owners.

MANOR WAY

BANSTEAD, SURREY, SM7

This delightful semi-detached house offers spacious accommodation, with a bright and modern finish throughout.

The ground floor briefly comprises; double glazed entrance porch, hallway, living room with feature fireplace and log burner, dining room to the rear with french doors that open into the garden, a modern fitted kitchen with ample cupboard and worktop space and some integrated appliances, with a useful adjacent utility room, and a downstairs shower.

Upstairs the first floor provides two double bedrooms with fitted wardrobes, a well-appointed family bathroom, and a further single bedroom which is currently used as an office. The second floor (loft conversion) is home to the principal bedroom, with ensuite shower.

Outside the property has a good sized frontage with a block paved forecourt providing off street parking for at least two cars. The attractive rear garden extends to approximately 80 feet in length, with a raised patio adjacent to the house, with a generous lawned area framed by shrub borders. A pathway leads to the useful garden shed, and the large detached garage/workshop at the end of the garden, which can also be accessed on foot via the service road at the rear.

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

BANSTEAD OFFICE
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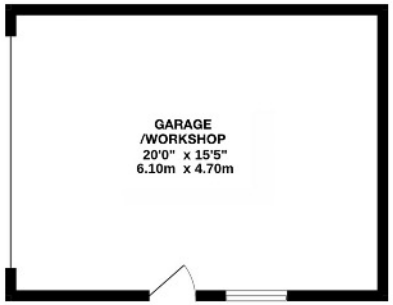
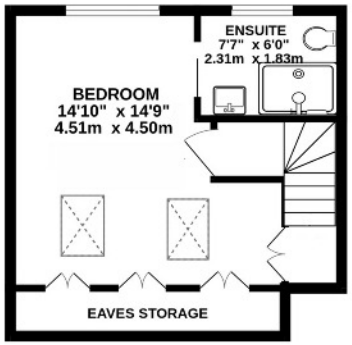
AT A GLANCE...

- Entrance Porch
- Hallway
- Living Room - 12’6 x 11’6” (3.80m x 3.51m)
- Dining Room - 12’0” x 10’7” (3.66m x 3.23m)
- Kitchen - 13’3”x 11’4” (5.11m x 3.25m)
- Utility Room
- Downstairs Shower Room

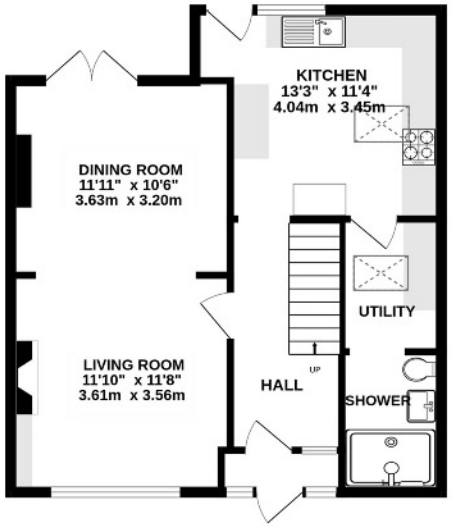
- Bedroom 1 - 14’10” x 14’9” (4.51m x 4.49m)
- Ensuite - 7’7” x 6’0” (2.31m x 1.83m)
- Bedroom 2 - 11’8” x 11’0” (3.56m x 3.35m)
- Bedroom 3 - 10’7” x 10’6” (3.23m x 3.20m)
- Bedroom 4 - 7’3” x 7’0” (2.21m x 2.13m)
- Family Bathroom - 7’6” x 5’10” (2.29m x 1.78m)

- Garage/Workshop - 20’0” x 15’5” (6.10m x 4.70m)
- Rear Garden - 80’ (24.38m) approximately

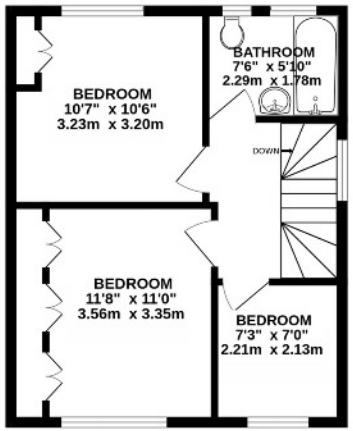




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Manor Way, Banstead

INTERNAL FLOOR AREA (APPROX.) 1575 sq ft/ 146.3 sq m
Including Garage

Garden extends to 80 ft/ 24.38 sq m.

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.
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