



THE DRIFTWAY, BANSTEAD, SURREY, SM7

£600,000

FREEHOLD

Winkworth



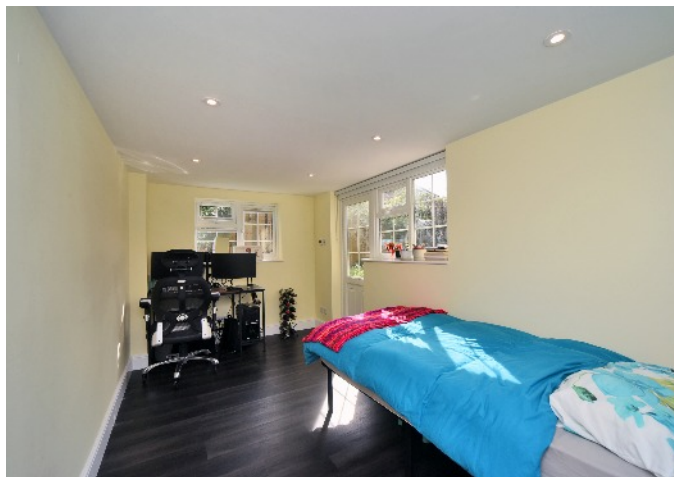


THE DRIFTWAY

BANSTEAD, SURREY, SM7

**A WELL-PRESENTED THREE BEDROOM
DETACHED HOUSE WITH DRIVEWAY TO
GARAGE WITH GARDEN ROOM/OFFICE
AND SOUTHERLY FACING REAR GARDEN.**

Situated in the Nork area of Banstead and within easy reach of well-regarded schools, including Warren Mead Juniors and Infants, it is also conveniently located for local shops, amenities, and Epsom Downs Station. Banstead High Street and Epsom Town Centre, are a short distance away.



THE DRIFTWAY

BANSTEAD, SURREY, SM7

This bright and spacious detached family home is offered to the market in good order throughout.

The property comprises an entrance hall, living room leading to a separate dining area which has direct access to the southerly rear garden, and a refitted kitchen on the ground floor. Upstairs there are two double bedrooms, a single bedroom, and a family bathroom.

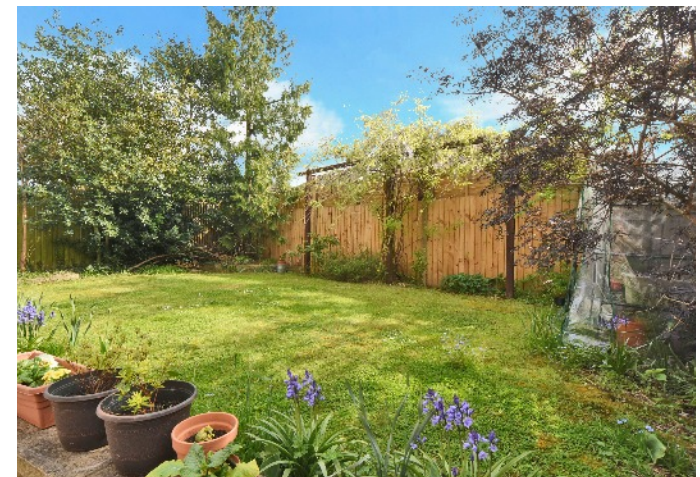
Outside the frontage is open plan and laid to lawn. There is a driveway which provides off road parking and leads to the attached garage which has power and lighting. A further door gives access to what was once the rear section of the garage which has now been converted to provide a very useable space such as garden room or office with power and lighting. The southerly facing rear garden is enclosed and has a patio area adjacent to the property which gives way to a lawn with mature flower and shrub borders. The property also benefits from gas heating and double glazing.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 11'0" x 13'0" (4.55m x 3.95m)
- Dining Room - 10'7" x 8'7" (3.23m x 2.62m)
- Kitchen - 10'0" x 7'5" (3.05m x 2.26m))
- Bedroom 1 - 14'4" x 9'2" (4.37m x 2.79m)
- Bedroom 2 - 12'6" x 9'2" (3.81m x 2.79m)
- Bedroom 3 - 9'3" x 6'8" (2.82m x 2.03m)
- Bathroom - 6'8" x 6'3" (2.03m x 1.91m)
- Garden Room/Office - 16'0" x 8'0" (4.88m x 2.44m)
- Garage - 18'5" x 8'8" (5.61m x 2.64m)
- Rear Garden - 35' (10.67m) approximately

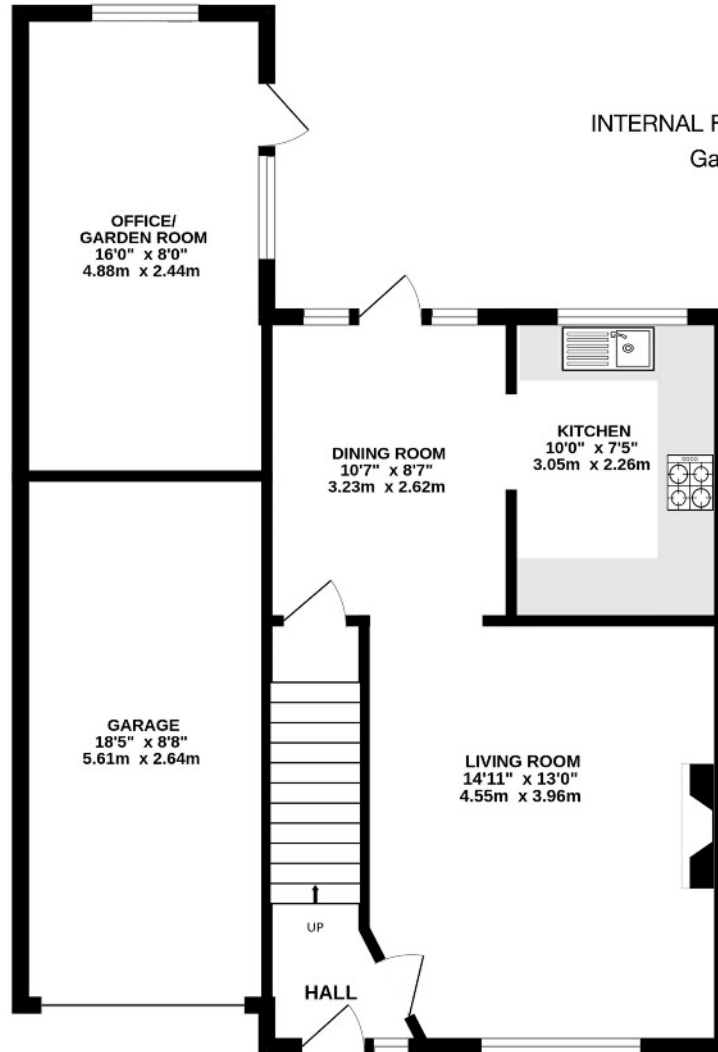




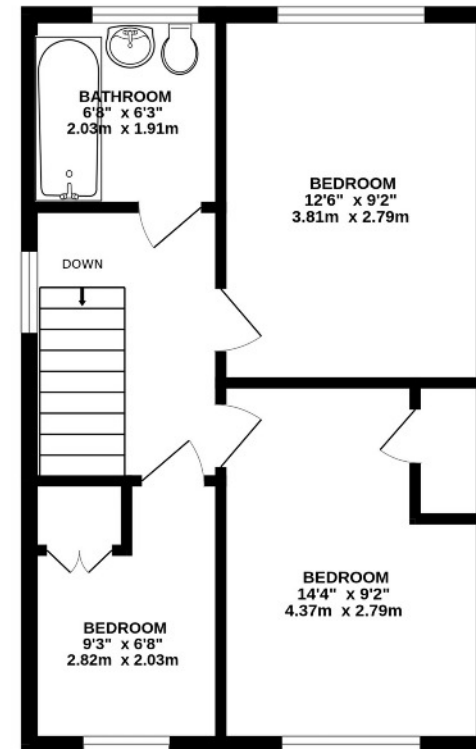
The Driftway, Banstead

INTERNAL FLOOR AREA (APPROX.) 1108 sq ft/ 103.0 sq m

Garden extends to 35' (10.67m) approx.



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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