



**BANSTEAD ROAD,** BANSTEAD, SURREY, SM7

**£995,000**

FREEHOLD

**Winkworth**









## BANSTEAD ROAD

BANSTEAD, SURREY, SM7

### A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW WITH A GATED CARRIAGE DRIVEWAY, BACKING ONTO CUDDINGTON GOLF COURSE.

The property is located on the outskirts of Banstead village. Banstead railway station with its services into London is within walking distance. The village centre blends both national and local retailers including Waitrose, Marks & Spencer food store, restaurants and coffee shops. Both Sutton and Epsom with their larger town centres are nearby. The A217 gives access to the M25 (Jct.8) which is approximately 5 miles away. There are a number of well-regarded schools for all age groups in the vicinity.



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This lovely bungalow is well presented throughout. Having been thoughtfully extended and refurbished over time to a beautiful standard, the property now offers superb accommodation in a much sought-after location, just a stones throw from Cuddington Golf Course.

This delightful property has an entrance porch and welcoming entrance hall, with a double aspect living room including a feature fireplace and double doors leading into the conservatory which has a lovely view of the garden, and a separate adjacent dining room, which in turn leads into the modern kitchen. The kitchen has a range of integrated appliances, ample worktop space and a breakfast bar.

On the other side of the property are two double bedrooms with fitted wardrobes and a single bedroom which is currently used as a home office space. Two of the bedrooms have ensuite showers and there is an additional larger main shower room.

The first floor provides another large double bedroom with fitted wardrobes, a basin/vanity unit, and access to the eaves storage.

Outside, to the front of the property, ample off road parking is provided for by way of a block paved carriage driveway, with access to the garage and side gate to the garden. The beautiful mature and secluded rear garden benefits from a south west aspect, with a patio adjacent to the property, a large lawn, and a second patio/seating area at the end, all framed by mature hedges. There is a useful garden shed for storage and a greenhouse.

All in all a super property, that offers generous accommodation with a modern finish throughout.





## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 18'1" x 12'6" (5.50m x 3.80m)
- Dining Room - 10'4" x 9'6" (3.15m x 2.90m)
- Kitchen - 17'5" x 10'4" (5.30m x 3.15m)
- Conservatory - 14'7" x 12'0" (4.45m x 3.65m)
- Office/Bedroom 4 - 10'10" x 9'0" (3.30m x 2.75m)
- En-suite Shower Room
- Bedroom 1 - 13'0" x 12'4" (3.95m x 3.75m)
- Bedroom 2 (1st Floor) - 18'8" x 12'4" (5.70m x 3.75m)
- Bedroom 3 - 14'1" x 11'4" (4.30m x 3.45m)
- En-suite Shower Room
- Main Shower Room
- Gated Carriage Driveway
- Garage - 14'3" x 13'5" (4.35m x 4.10m)
- Rear Garden - 110' (33.53m) approximately
- Council Tax Band - G



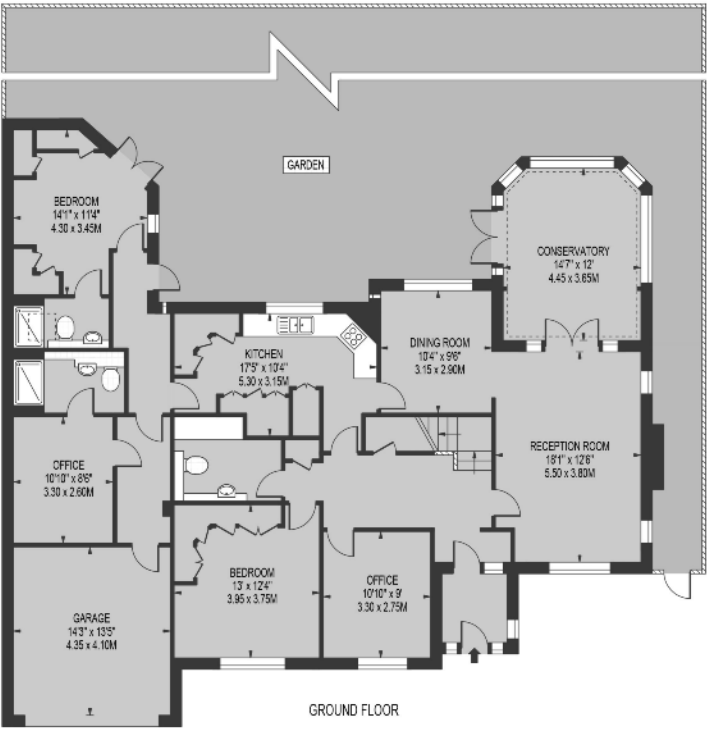
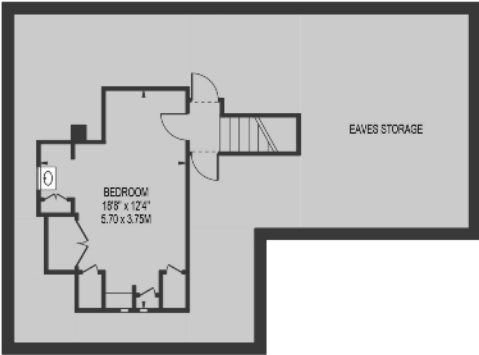






BANSTEAD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2802 SQ FT - 260.34 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 695 SQ FT - 64.59 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 192 SQ FT - 17.84 SQ M



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.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	40 E	
1-20	G		





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## Banstead office

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