



GARDEN CLOSE, BANSTEAD, SURREY, SM7

£750,000

FREEHOLD

Winkworth





GARDEN CLOSE

BANSTEAD, SURREY, SM7

AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE, SITUATED IN A SOUGHT AFTER LOCATION IN THE CENTRE OF BANSTEAD VILLAGE.

Set in a quiet cul de sac adjacent to the village High Street this extended family home offers truly versatile accommodation and the scope to enlarge further (STNPC). Excellent local schools within the village are only moments away, whilst frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville recreation ground with children's playground and park café is close by, as are Banstead Downs and Cuddington golf courses.



GARDEN CLOSE BANSTEAD, SURREY, SM7

This attractive and extended semi-detached property offers well-planned and versatile accommodation which comprises: double glazed porch, entrance hall, ground floor shower room/wc, front aspect living room with open fire, dining room, extended open plan kitchen/breakfast room, utility and a snug/office.

On the first floor there are two double bedrooms, a single bedroom, a family bathroom and separate wc.

Outside the block paved frontage provides off street parking for two cars. There is also a useful built-in storage cupboard to the side.

The southerly facing rear garden which measures approximately 87 feet in length, has a paved area adjacent to the house, and is mainly laid to lawn, with shrub borders.

There is a detached sectional garage with rear vehicular access via a service lane.

All in all a superb house in a very convenient location, close to all amenities.

The area is surrounded by some of Surrey's finest open green belt countryside where fine walks and sporting pursuits can be enjoyed.



BANSTEAD OFFICE

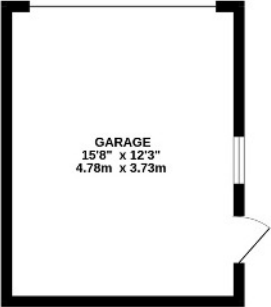
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

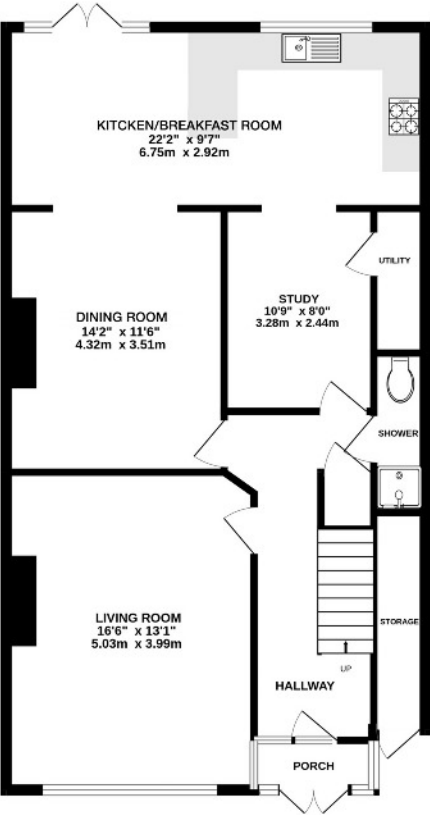
- Entrance Porch
- Entrance Hall
- GF Shower Room/WC
- Living Room - 16'6" x 13'1" (5.03m x 3.99m)
- Dining Room - 14'2" x 11'6" (4.32m x 3.51m)
- Open Plan Kitchen/Breakfast Room - 22'2" x 9'7" (6.75m x 2.92m)
- Utility
- Study/Snug - 10'9" x 8'0" (3.28m x 2.43m)
- Bedroom 1 - 16'6" x 12'1" (5.03m x 3.68m)
- Bedroom 2 - 14'2" x 12'0" (4.32m x 3.66m)
- Bedroom 3 - 10'8" x 7'9" (3.28m x 2.44m)
- Family Bathroom
- Separate WC
- Rear Garden - 90' (27.43m) approximately
- Garage - 15'8" x 12'3" (4.78m x 3.73m)



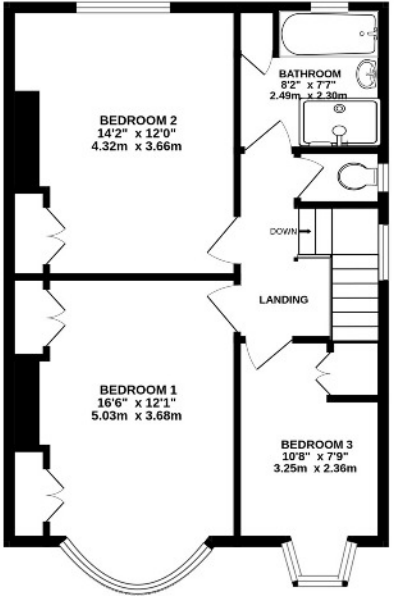




Garden Close, Banstead
INTERNAL FLOOR AREA (APPROX.) 1575 sq ft/ 146.3 sq m
Excluding Garage 192 sq ft/ 18.0 sq m
Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
71-80	C		78 C
61-68	D	59 D	
51-54	E		
35-38	F		
20	G		



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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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