



GRANGE MEADOW, BANSTEAD, SURREY, SM7

£835,000 FREEHOLD

Winkworth





GRANGE MEADOW

BANSTEAD, SURREY, SM7

**A WELL-PRESENTED FOUR BEDROOM
DETACHED HOUSE, CONVENIENTLY
LOCATED IN A SOUGHT AFTER QUIET
CUL DE SAC WITHIN EASY REACH OF
BANSTEAD HIGH STREET**

This surprisingly spacious family house, has been well maintained by the owner. It is ideally located in a quiet tree lined road, just a short distance from Banstead Village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



GRANGE MEADOW

BANSTEAD, SURREY, SM7

This bright and spacious detached property is well-presented throughout. The welcoming entrance hall leads to a dining room to the front with a bay window, a large living room with a feature fireplace which has been extended into a family room area benefiting from sliding patio doors and views over the garden, an extended kitchen/breakfast room with some integrated appliances, ample worktop space and a range of high and low level units. A downstairs WC completes the ground floor.

Upstairs, the first floor provides four bedrooms, and a family bathroom. The principal bedroom has fitted wardrobes. (Neighbouring houses have also been extended into the loft).

Outside to the front is a paved driveway, providing off street parking and access to the garage, and a small lawned area, with shrub borders. The attractive well maintained rear garden has a southerly aspect and extends to approximately 83 feet, with a patio, large lawn, framed with a selection of mature shrubs and hedges. The tandem garage is over 27ft in length and has been used as a workshop.

Excellent local schools within the village are only moments away, including Banstead Preparatory School, St Anne's Catholic Primary School, as well as Banstead Infants and Juniors. 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



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 15'0" x 12'5" (4.75m x 3.78m)
- Dining Room - 14'8" x 12'8" (4.47m x 3.86m)
- Kitchen/Breakfast Room - 23'0" x 10'0" max (7.01m x 3.05m max)
- Family Room 15'0" x 11'0" (4.56m x 3.35m)
- Cloakroom

- Bedroom 1 - 15' x 12'6" (4.57m x 3.81m)
- Bedroom 2 - 12'6" x 9'11" (3.81m x 3.02m)
- Bedroom 3 - 9'10" x 7'9" (3.00m x 2.36m)
- Bedroom 4 - 8'7" x 8'0" (2.62m x 2.44m)
- Family Bathroom - 8'10" x 7'11" (2.69m x 2.41m)

- Garage/Workshop - 27'4" x 8'6" (8.33m x 2.59m)
- Rear Garden - 83' (25.29m) approximately

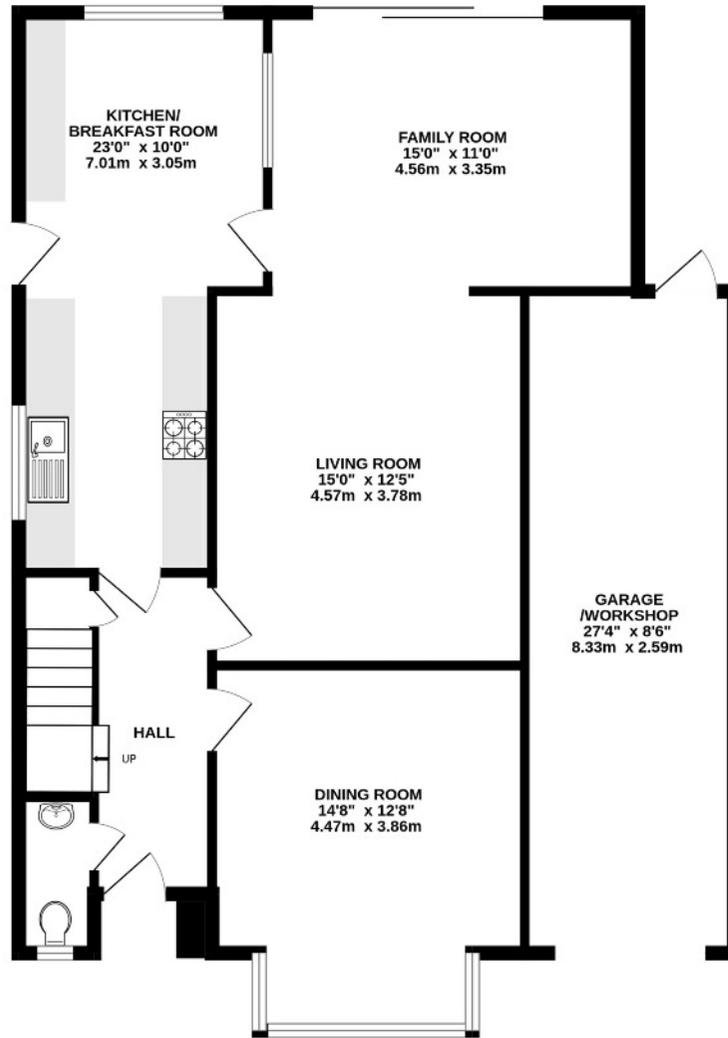




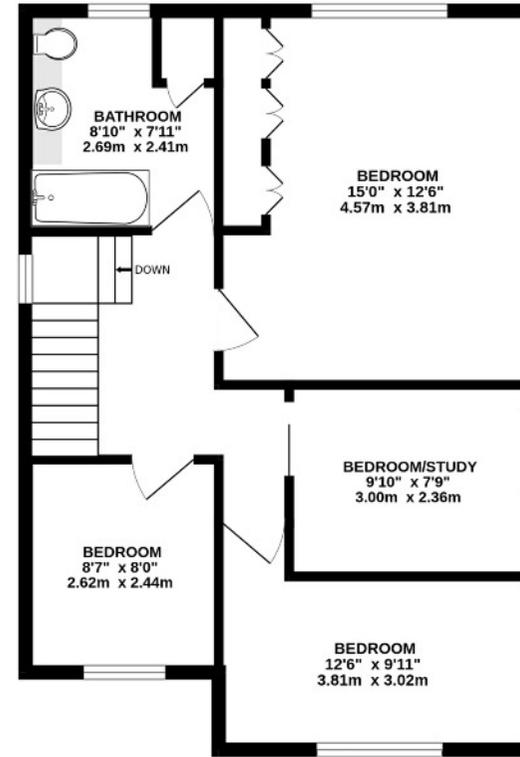
**Grange Meadow,
Banstead SM7 3RD**

INTERNAL FLOOR AREA
(APPROX.) 1650 sq ft/ 153.3 sq m

Garden extends to 83' (25.3m) approx.



GROUND FLOOR



FIRST FLOOR



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 © 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	53	73
England, Scotland & Wales	EU Directive 2002/91/EC	



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Winkworth

See things differently.