



PICQUETS WAY, BANSTEAD, SURREY, SM7 **£700,000** FREEHOLD

Winkworth





PICQUETS WAY
BANSTEAD, SURREY, SM7

**A BEAUTIFULLY PRESENTED TWO
BEDROOM DETACHED BUNGALOW, THAT
HAS RECENTLY BEEN REFURBISHED
THROUGHOUT.**

This bright and spacious detached property offers generous and flexible accommodation, having been beautifully refurbished and extended by the present owner. Ideally situated for local shops and amenities, good transport links, and Banstead High Street with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. It also falls within the catchment for well-regarded local schools.



PICQUETS WAY BANSTEAD, SURREY, SM7

This fantastic detached bungalow offers a contemporary finish throughout.

The living space comprises; a double glazed entrance porch, large reception room with an attractive feature fireplace and french doors that open into the garden, a fabulous open plan kitchen/dining room with a sky lantern and bi-fold doors, and a modern kitchen with a high end finish including a breakfast bar, good quality integrated appliances and range cooker, and adjacent utility room, and WC.

There are two double bedrooms, both of which have fitted wardrobes, and a well-appointed family sized bathroom with bath and separate large walk-in shower. The extensive loft offers generous storage space.

The attractive rear garden is a delight. There is a patio area adjacent to the property, with the remainder mainly laid to lawn with well stocked shrub borders and mature hedges, and a second patio area at the end of the garden. There is also a summer house and a garden shed currently used for storage. The front gated driveway provides off road parking for several cars and access to the detached garage, and is complimented by an artificial lawned area all screened by mature hedges.

Local shops can be found along Tattenham Way and Asda Supermarket is within a 15 minute walk. Nork Park with acres of open land is also nearby. The A217 is easily accessed providing a direct route to the M25 at Junction 8 (Reigate Hill).



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Porch
- Hallway
- Reception Room - 19'8" x 14'5" (6.00m x 4.40m)
- Open Plan Kitchen/Dining - 33'0" x 12'6" (10.06m x 3.80m)
- Utility
- WC

- Bedroom 1 - 15'4" x 12'6" (4.67m x 3.80m)
- Bedroom 2 - 12'0" x 10'11" (3.67m x 3.33m)
- Bathroom

- Summer House
- Rear Garden - 101' (30.85m)
- Garage - 19'8" x 7'9" (6.00m x 2.35m)

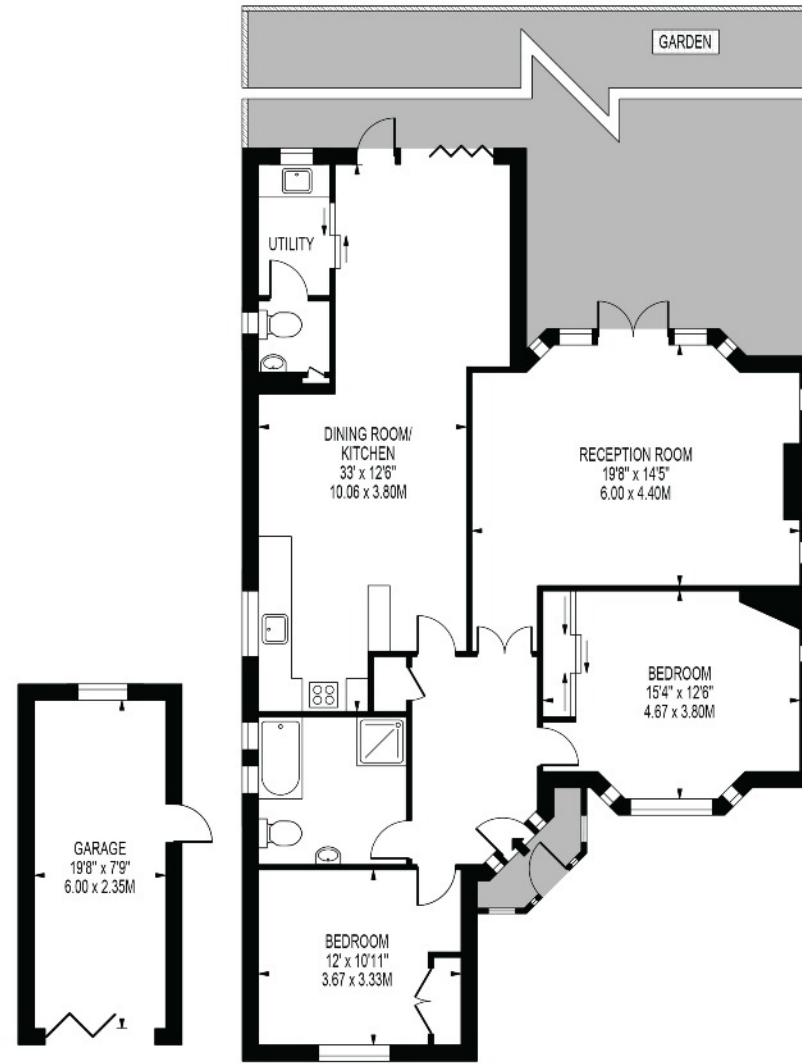




PICQUETS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1216 SQ FT - 112.93 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 152 SQ FT - 14.10 SQ M



GROUND FLOOR

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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