



GRANGE GARDENS, BANSTEAD, SURREY, SM7

OIEO **£850,000** FREEHOLD

Winkworth





GRANGE GARDENS

BANSTEAD, SURREY, SM7

**AN EXTREMELY WELL PRESENTED THREE
BEDROOM DETACHED HOUSE, SITUATED
IN THIS SOUGHT AFTER CUL DE SAC
WITHIN EASY REACH OF BANSTEAD
VILLAGE.**

Banstead Village offers a variety of shopping including traditional village shops, national brand stores such as Waitrose and M&S Simply Food, as well as restaurants and cafés. Excellent local schools within the village including Banstead Preparatory School are only moments away.



GRANGE GARDENS

BANSTEAD, SURREY, SM7

This delightful house is offered to the market for the first time in 40 years, and has been well maintained throughout.

The ground floor briefly comprises; welcoming entrance hall, triple aspect living room with a feature fireplace and sliding patio doors to the garden, a separate dining room, a generous sized kitchen/breakfast room, with ample cupboard and worktop space and some integrated appliances, and an adjacent utility room which has a door to the side/garden. A downstairs cloakroom completes the ground floor.

The first floor provides two double bedrooms with the principal bedroom benefiting from an ensuite bathroom, a further single bedroom and a family bathroom. There is also easily accessed storage space in the eaves.

The attractive rear and side gardens wrap around the property, with mature hedge and tree borders creating a secluded feel, with a patio and seating area, second small patio, a large lawn, a good selection of shrubs, and a summer house.

To the front is a driveway providing off street parking for several cars, and access to the double garage.

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



BANSTEAD OFFICE

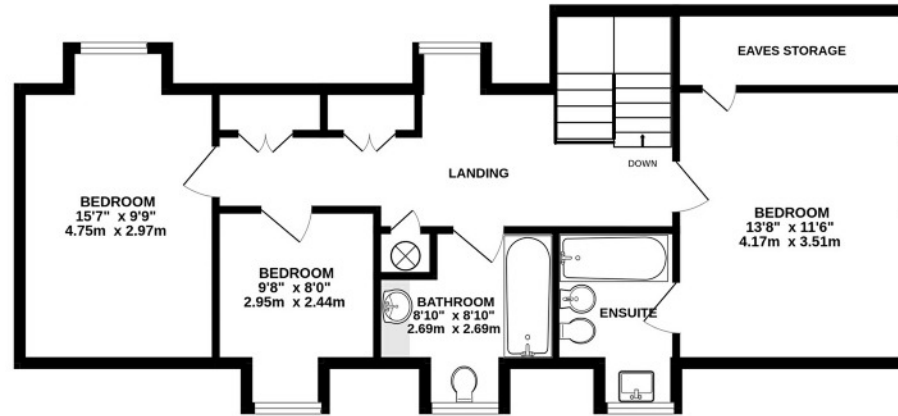
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

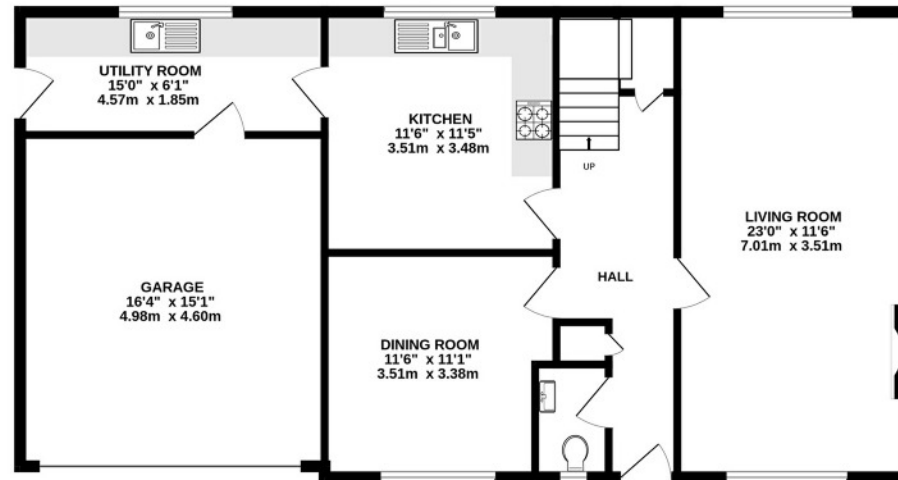
- Hallway
- Living Room - 23'0" x 11'6" (7.01m x 3.51m)
- Dining Room - 11'6" x 11'1" (3.51m x 3.38m)
- Kitchen/Breakfast Room - 11'6" x 11'5" (3.51m x 3.48m)
- Utility - 15'0" x 6'1" (4.57m x 1.85m)
- Cloakroom
- Bedroom 1 - 13'8" x 11'6" (4.17m x 3.51m)
- Ensuite Bathroom
- Bedroom 2 - 15'7" x 9'9" (4.75m x 2.97m)
- Bedroom 3 - 9'8" x 8'0" (2.95m x 2.44m)
- Family Bathroom - 8'10" x 8'10" (2.69m x 2.69m)
- Eaves Storage
- Double Garage - 16'4" x 15'1" (4.98m x 4.60m)
- Rear Garden - 51' x 18' (15.5 x 5.5m) approximately
- Side Garden - 36' x 65' (10.9m x 19.8m) approximately







FIRST FLOOR



GROUND FLOOR

Grange Gardens, Banstead

INTERNAL FLOOR AREA (APPROX.) 1722 sq ft/ 160.0 sq m

Garden extends to 105' (32.0m) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 © 2023.



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