



WARREN ROAD, BANSTEAD, SURREY, SM7

£549,500

FREEHOLD

Winkworth





WARREN ROAD

BANSTEAD, SURREY, SM7

**THIS LOVELY TWO BEDROOM BUNGALOW
IS WELL-PRESENTED THROUGHOUT, WITH
A BEAUTIFUL GARDEN.**

The property is conveniently located in the Drift Bridge/Nork area of Banstead and within easy reach of well-regarded schools, including Warren Mead Infants and Juniors, it is also conveniently located for local shops, amenities and Epsom Downs Station. Banstead High Street and Epsom Town Centre are a short distance away, and offer a more comprehensive range of shops and leisure facilities.



WARREN ROAD BANSTEAD, SURREY, SM7

Offered with no onward chain, this beautiful bungalow has a warm homely feel.

As you enter the bungalow you have access from the hallway to all rooms; a bright and spacious living/dining room with feature fireplace and sliding patio doors to the garden, a fitted kitchen with some integrated appliances, ample worktop space and cupboard units. The two bedrooms are both a good size with bespoke fitted wardrobes in the principal bedroom. The three piece bathroom with a shower over the bath completes the accommodation.

Outside to the front, the generous block paved driveway provides ample off street and access to the garage, as well as gated side access to the garden. The sunny and secluded rear garden is south facing, benefits from a patio area adjacent to the back of the property, a second seating area, with the remainder mainly laid to lawn, all complimented by an attractive selection of plants, and hedge borders.

The property is surrounded by some of Surrey's finest greenbelt countryside, has been well-maintained by the owner, and is perfect for a downsize move, professional couple, or a purchaser who requires the ease



BANSTEAD OFFICE

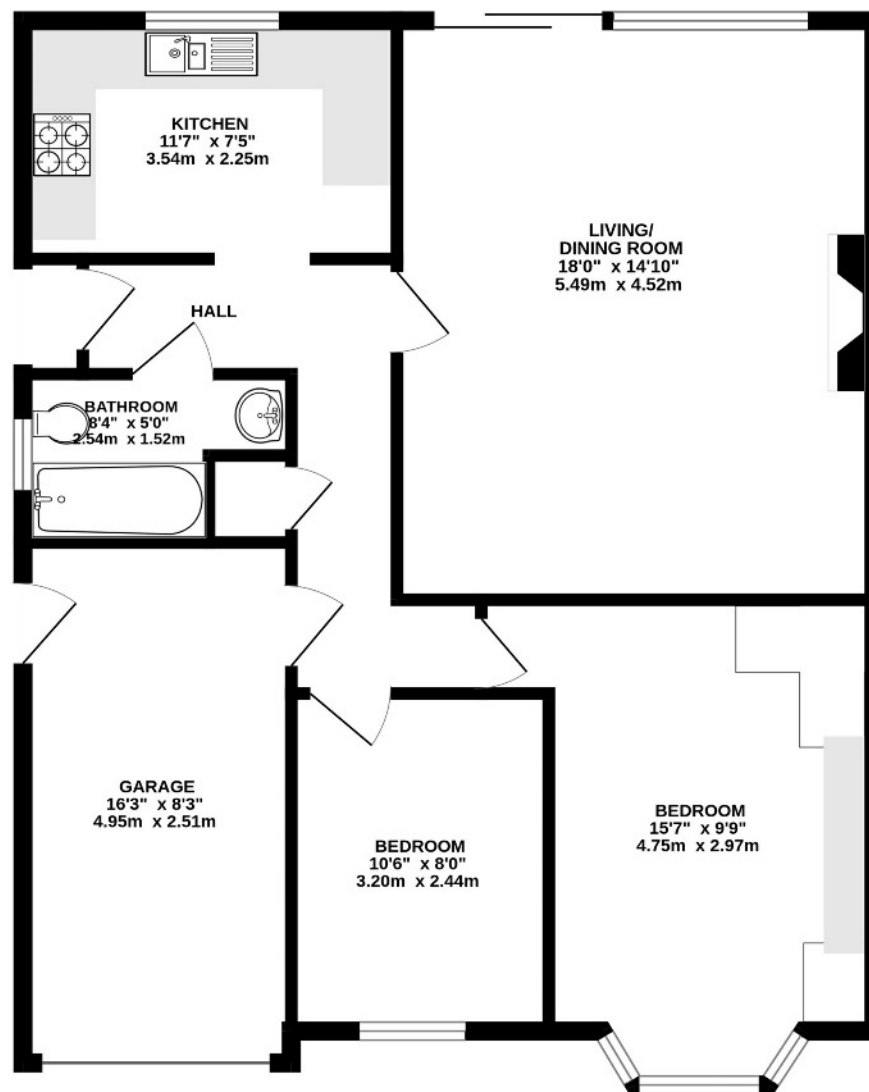
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AT A GLANCE...

- Hallway
- Living/Dining Room - 18'0" x 14'10" (5.49m x 4.52m)
- Kitchen - 11'7" x 7'5" (3.54m x 2.25m)
- Bedroom 1 - 15'7" x 9'9" (4.75m x 2.97m)
- Bedroom 2 - 10'6" x 8'0" (3.20m x 2.44m)
- Bathroom - 8'4" x 5'0" (2.54m x 1.52m)
- Garage - 16'3" x 8'3" (4.95m x 2.51m)
- Rear Garden - 47' (14.77m) approximately
- Council Band: D







Warren Road, Banstead
INTERNAL FLOOR AREA (APPROX.) 850 sq ft/ 79.0 sq m
Garden extends to 47 ft/ 14.33 m

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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 © 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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for every step...