



THE READENS, BANSTEAD, SURREY, SM7

£575,000

FREEHOLD

Winkworth





THE READENS

BANSTEAD, SURREY, SM7

**THIS BRIGHT AND SPACIOUS FOUR
BEDROOM HOUSE OCCUPIES A LOVELY
POSITION WITHIN THIS QUIET CUL DE SAC,
WITH FABULOUS VIEWS TO THE REAR.**

This extended house has been beautifully maintained by the current owner, and offers excellent accommodation throughout. The house is conveniently located within easy reach of Woodmansterne Village. Well-regarded schools including Chipstead Valley Primary (Ofsted rated outstanding), local shops and amenities, as well as good transport links are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



THE READENS BANSTEAD, SURREY, SM7

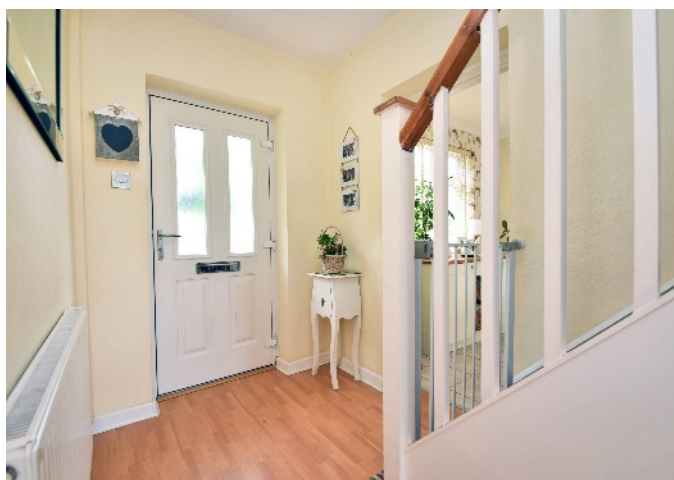
This extended four bedroom house has a south west facing garden, and with its raised position it has fabulous rear views.

The ground floor accommodation briefly comprises; welcoming hallway, front living room with a bay window and a feature fireplace, with a door leading into the rear sun room which has sliding patio doors opening onto the raised decking area, a lovely modern fitted kitchen incorporating integrated appliances, which flows nicely into the adjacent 19ft dining room.

The bright spacious feel continues on the first floor which provides four well-proportioned bedrooms, including three double bedrooms, a single bedroom, and a family bathroom. The principal bedroom has space to create and finish an ensuite shower room.

Outside to the front, the generous driveway allows for ample off street parking, and access to the detached garage and the rear garden. The beautiful secluded rear garden has a raised decking and seating area adjacent to the house, with the remainder laid to lawn, all framed by mature hedges.

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



BANSTEAD OFFICE

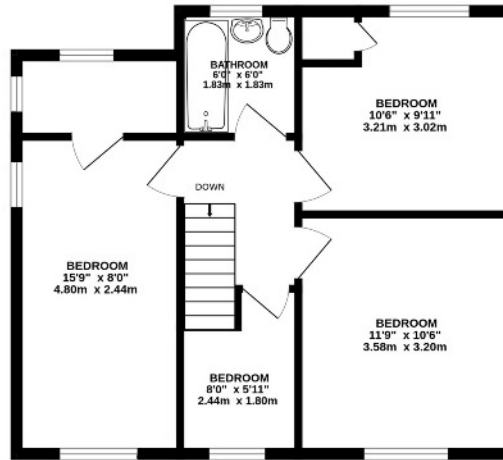
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

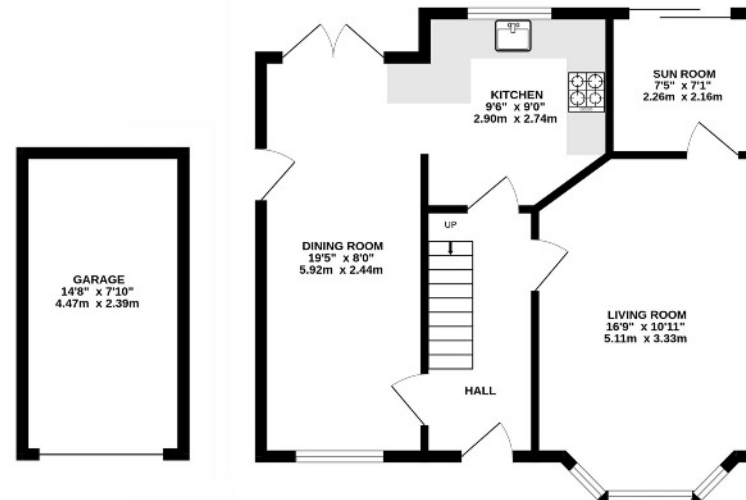
- Hallway
- Living Room - 16'9" x 10'11" (5.11m x 3.33m)
- Kitchen - 9'6" x 9'0" max (2.90m x 2.74m)
- Dining Room - 19'5" x 8'0" (5.92m x 2.44m)
- Sun Room - 7'5" x 7'1" (2.26m x 2.16m)
- Bedroom 1 - 15'9" x 8'0" (4.80m x 2.44m)
- (Potential Ensuite - See Bedroom Description)
- Bedroom 2 - 11'9" x 10'6" (3.58m x 3.20m)
- Bedroom 3 - 10'6" x 9'11" (3.21m x 3.02m)
- Bedroom 4 - 8'0" x 5'11" (2.44m x 1.80m)
- Family Bathroom
- Garage - 14'8" x 7'10" (4.47m x 2.39m)
- Garden - 58' (17.68m) approx
- Council Tax band - E







FIRST FLOOR



GROUND FLOOR

The Readens, Banstead

INTERNAL FLOOR AREA (APPROX.) 1216 sq ft/ 113.0 sq m
Including Garage

Garden extends to 58 ft/ 17.68 sq 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 © 2020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Winkworth

for every step...