



**RENDEL HOUSE**, ELIZABETH DRIVE, BANSTEAD, SURREY, SM7

GUIDE PRICE **£190,000**

LEASEHOLD





**RENDEL HOUSE**  
BANSTEAD, SURREY, SM7

**A ONE BEDROOM LUXURY  
FIRST FLOOR APARTMENT,  
SET WITHIN 28 ACRES OF  
COMMUNAL GROUNDS AND  
WOODLAND.**

A superb one bedroom apartment situated in this outstanding conversion development in Banstead Woods, built by Try Homes in 2007/2008. This former stately home and hospital site is rich in wildlife and is surrounded by a Site of Specific Scientific Interest. (Conservation designation).



## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Telephone Entry System
- Hallway
- Living/Dining Room - 13'6" x 13'4" max (4.11m x 4.07m)
- Kitchen Area - 9'8" x 7'8" (2.95m x 2.35m)
- Bedroom 1 - 11'8" x 8'0" (3.56m x 2.44m)
- Bathroom - 6'9" x 6'8" (2.07m x 2.03m)
- 28 Acres of Communal Gardens and Woodland
- Private Gated Development

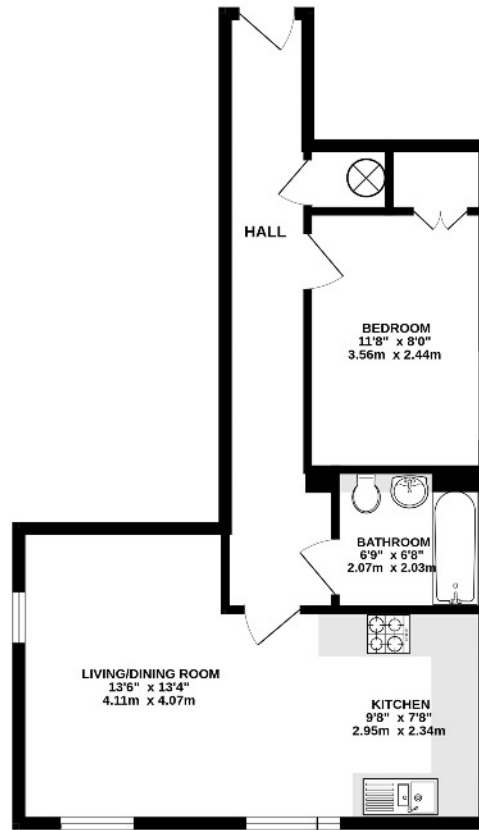
### THE PROPERTY

The property is situated at the end of a long security gated driveway and stands in wooded and lawned grounds of approximately 28 acres which include two enclosed tennis courts, a Japanese garden and BBQ area.

The well-presented accommodation comprises entrance hall, open plan living area with fitted kitchen including integrated appliances, double bedroom with built in wardrobes and bathroom.

This property benefits from double glazing, electric heating an allocated parking space, and ample visitor parking.





FIRST FLOOR FLAT

**Rendel House, Elizabeth Drive, Banstead**  
 INTERNAL FLOOR AREA (APPROX.) 515 sq ft/ 47.85 sq m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Winkworth**

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

**Banstead office**

100 High Street, Banstead, SM7 2NN  
 01737 362 362 | banstead@winkworth.co.uk

[winkworth.co.uk/banstead](http://winkworth.co.uk/banstead)



See things differently.