



**THE DRIFTWAY,** BANSTEAD, SURREY, SM7

**£600,000** FREEHOLD

**Winkworth**



## THE DRIFTWAY

BANSTEAD, SURREY, SM7

**A WELL-PRESENTED  
THREE BEDROOM  
DETACHED HOUSE WITH  
DRIVEWAY TO DOUBLE  
LENGTH GARAGE AND  
SECLUDED 66' REAR  
GARDEN.**

Situated in the Nork area of Banstead and within easy reach of well-regarded schools, including Warren Mead Juniors and Infants, 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.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Hall
- Living Room - 15'0" x 12'10" max (4.57m x 3.91m)
- Dining Area - 9'10" x 8'5" max (3.00m x 2.57m)
- Kitchen - 10'0" x 7'5" (3.05m x 2.26m)
- Bedroom 1 - 12'6" x 9'3" (3.81m x 2.82m)
- Bedroom 2 - 12'6" x 9'4" (3.81m x 2.84m)
- Bedroom 3 - 9'2" x 6'9" (2.79m x 2.06m)
- Bathroom - 5'7" x 6'0" (2.01m x 1.83m)
- Garden - 66' (20.1m)
- Garage - 30'0" X 8'8" (10.67m X 2.64m)
- Council Band F

### THE PROPERTY

This bright and spacious detached family home is offered to the market in good order throughout.

The property comprises an entrance hall, living room with dining area which has direct access to the rear garden, and a refitted kitchen on the ground floor. Upstairs there are two double bedroom, 2 double bedrooms, a single bedroom and a family bathroom.

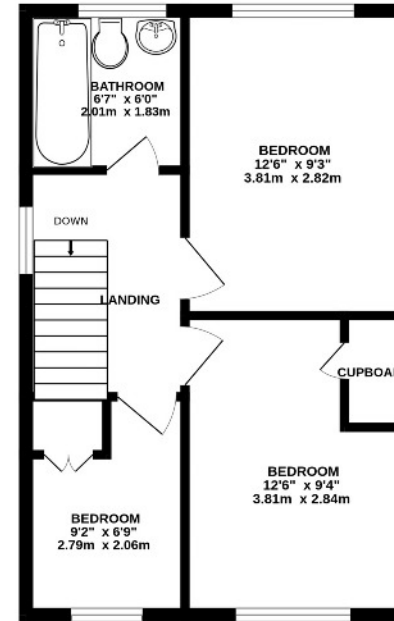
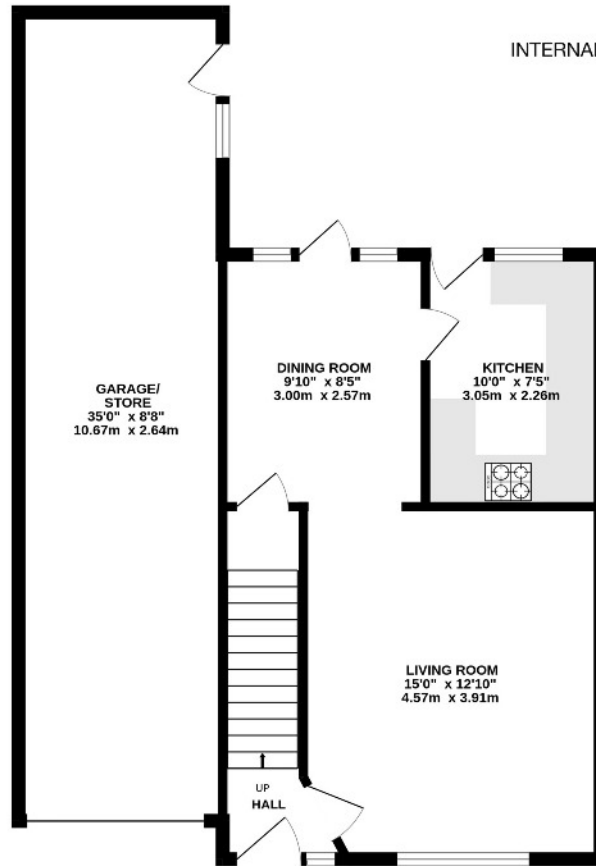
Outside the frontage is open plan and laid to lawn. There is a driveway which provides off road parking and leads to the attached double length garage which has power and lighting. A personal door takes you into the sizeable rear garden measuring 66ft in length with a patio area adjacent to the property which gives way to a lawn with mature flower and shrub borders.



## The Driftway, Banstead

INTERNAL FLOOR AREA (APPROX.) 1105 sq ft/ 102.65 sq m

Garden extends to 66' (20.1m) approx.



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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 © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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### Banstead office

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See things differently.