



OAKLEY GARDENS, BANSTEAD, SURREY, SM7

£699,950

FREEHOLD

Winkworth





OAKLEY GARDENS

BANSTEAD, SURREY, SM7

THIS FABULOUS THREE BEDROOM BUNGALOW IS BEAUTIFULLY PRESENTED THROUGHOUT, AND IS IDEALLY LOCATED IN A QUIET TREE LINED ROAD IN THE HEART OF BANSTEAD VILLAGE.

Banstead High Street offers a selection of restaurants and shops, including Waitrose Supermarket. The property is also within walking distance of a choice of well-regarded schools. 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 by, as are Banstead Downs and Cuddington Golf Courses.



OAKLEY GARDENS BANSTEAD, SURREY, SM7

Properties of this type are rarely available so close to Banstead High Street, and this wonderful three bedroom bungalow is perfect for those looking to downsize.

Recently refurbished, the property is finished to a high standard throughout and the living space briefly comprises; entrance hall, living/dining room with feature fireplace and french doors which open into and offer a lovely view of the garden, a modern fitted kitchen offering a generous range of units, worktop space, and some integrated appliances. The principal bedroom has a bay window and bespoke fitted wardrobes, a second smaller double bedroom, and a third bedroom, all served by a well-appointed shower room.

Outside, the immaculate driveway provides off-road parking, and access to the side gate and garden. The beautiful rear garden is a manageable size, measuring approximately 45 feet in length, with a patio area adjacent to the property, a lawned area complimented by a delightful range of pots and shrubs, all framed by mature hedges. There are also two useful garden sheds.

All in all a fabulous property in a quiet convenient setting.

BANSTEAD OFFICE

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AT A GLANCE...

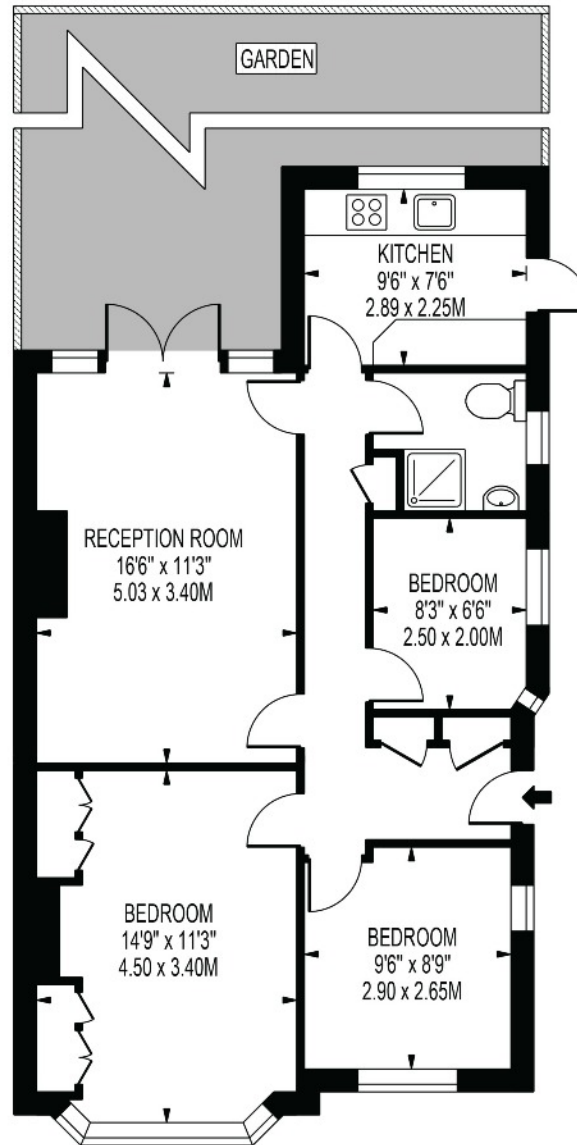
- Entrance Hall
- Living/Dining Room - 16'6" x 11'3" (5.03m x 3.40m)
- Kitchen - 9'6" x 7'6" (2.89m x 2.25m)
- Bedroom 1 - 14'9" x 11'3" (4.50m x 3.40m)
- Bedroom 2 - 9'6" x 8'9" (2.90m x 2.65m)
- Bedroom 3 - 8'3" x 6'6" (2.50m x 2.00m)
- Shower Room
- Driveway
- Rear Garden - 45' (13.72m) approximately
- Council Tax Band - E





OAKLEY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 713 SQ FT - 66.20 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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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See things differently.