



**SANDERSFIELD ROAD,** BANSTEAD, SURREY, SM7

**£750,000**

FREEHOLD

**Winkworth**









## SANDERSFIELD ROAD

BANSTEAD, SURREY, SM7

**THIS BEAUTIFULLY PRESENTED FIVE  
BEDROOM TERRACED HOUSE IS  
CONVENIENTLY SITUATED IN THE HEART  
OF BANSTEAD VILLAGE.**

Sandersfield Road is just a short walk from the High Street with its excellent range of shops that include a Waitrose Supermarket and Marks & Spencer Simply Food. The house is also within easy walking distance of Lady Neville Park and Banstead Cricket Club, as well as a choice of well-regarded schools, both private and state run.



## SANDERSFIELD ROAD BANSTEAD, SURREY, SM7

The current owners have thoughtfully and skilfully extended and modernised the house, which now offers a blend of period features and contemporary living.

The ground floor comprises; welcoming entrance hall, light and spacious front living room with feature fireplace and bay window, a kitchen/dining room to the rear with bi-fold doors opening into the garden, a modern fitted kitchen with integrated appliances, and downstairs WC.

The first floor provides three bedrooms, including two double bedrooms with built-in wardrobes, and a single bedroom which is currently used as a home office space, as well as a generous sized family bathroom with separate walk-in shower.

The converted loft space offers two further double bedrooms, the larger of which is light and spacious, and benefits from french doors opening onto a Juliette balcony with far reaching views. Both are served by a well-appointed shower room.

Outside, the front paved forecourt allows parking for two cars. The attractive rear garden extends to approximately 60 feet, is mainly laid to lawn, with a large sunny patio. At the end is a shed and further small patio, all framed by mature hedges and shrub borders.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Porch
- Hallway
- Living Room - 16'10" x 12'8" (5.13m x 3.86m)
- Kitchen/Dining Room - 19'4" x 13'1" (5.89m x 3.99m)
- Downstairs WC
- Bedroom 1 - 16'11" x 11'3" (5.16m x 3.43m)
- Bedroom 2 - 13'4" x 11'3" (4.07m x 3.43m)
- Bedroom 3 - 8'8" x 8'6" (2.64m x 2.60m)
- Family Bathroom - 9'10" x 8'4" (3.00m x 2.54m)
- Bedroom 4 - 13'8" x 12'6" (4.17m x 3.81m)
- Bedroom 5 - 15'0" x 8'7" (4.57m x 2.62m)
- Shower Room - 10'8" x 6'2" (3.25m x 1.88m)
- Rear Garden - 60' (18.28m) approximately



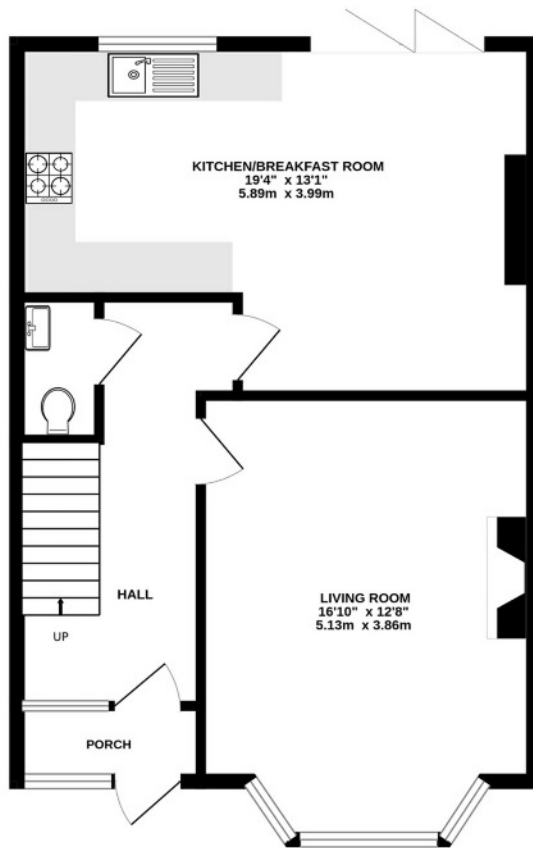




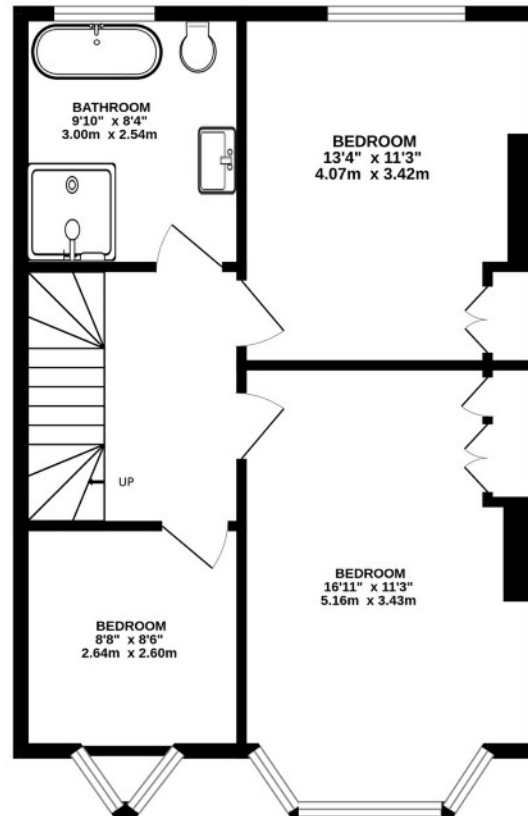
## Sandersfield Road, Banstead

INTERNAL FLOOR AREA (APPROX.) 1540 sq ft/ 143.0 sq m

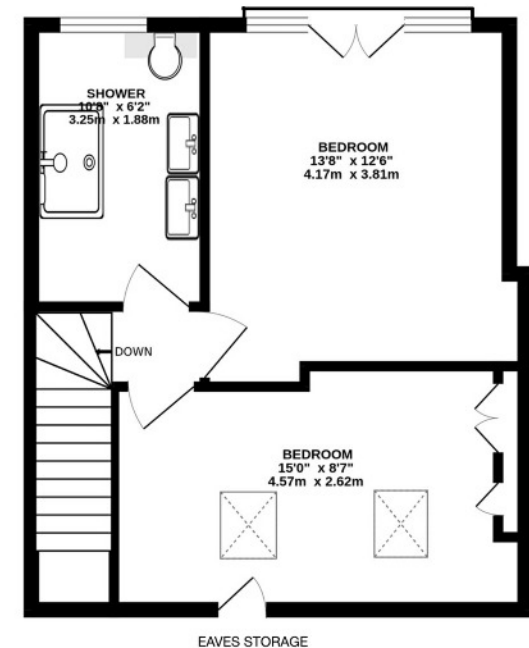
Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 responsibility is taken for any error, omission or mis-statement. Made with Metropix ©





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## Banstead office

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