



LAMBERT ROAD, BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£600,000**

FREEHOLD

Winkworth





LAMBERT ROAD

BANSTEAD, SURREY, SM7

THIS FABULOUS TWO BEDROOM SEMI-DETACHED BUNGALOW IS BEAUTIFULLY PRESENTED THROUGHOUT, AND IS IDEALLY LOCATED IN A QUIET TREE LINED ROAD CLOSE TO BANSTEAD HIGH STREET.

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



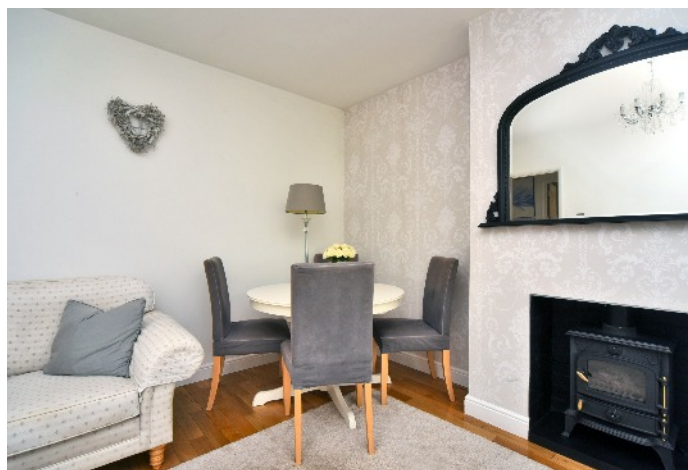
LAMBERT ROAD BANSTEAD, SURREY, SM7

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

The property has a modern finish throughout and the living space briefly comprises; bright welcoming entrance hall, spacious front living room with feature fireplace, a modern fitted kitchen offering a generous range of units and worktop space, and some integrated appliances, as well as a side door to the garden. Both double bedrooms offer a lovely view of the garden, and the principal bedroom also has a door opening onto the patio. Both are served by a well-appointed shower room.

Outside, the property has a small front lawn with shrub borders, and the driveway provides off-road parking, and access to rear via the side gate. The attractive rear garden is approximately 108 feet in length, with a raised patio area adjacent to the property, a second larger patio area at ground level with the rest mainly laid lawn, a summer house, all complimented by a delightful range of pots, shrubs, and trees.

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



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Hall
- Kitchen - 13'6" x 8'9" (4.10m x 2.64m)
- Living Room - 25'9" x 11'0" (7.87m x 3.34m)
- Bedroom 1- 16'1" x 10'0" (4.90m x 3.03m)
- Bedroom 2 / Dining Room - 9'9" x 9'0" (2.99m x 2.73m)
- Shower Room - 3'6" x 8'9" (4.10m x 2.64m)
- Driveway
- Rear Garden - 108' (32.92m) approximately

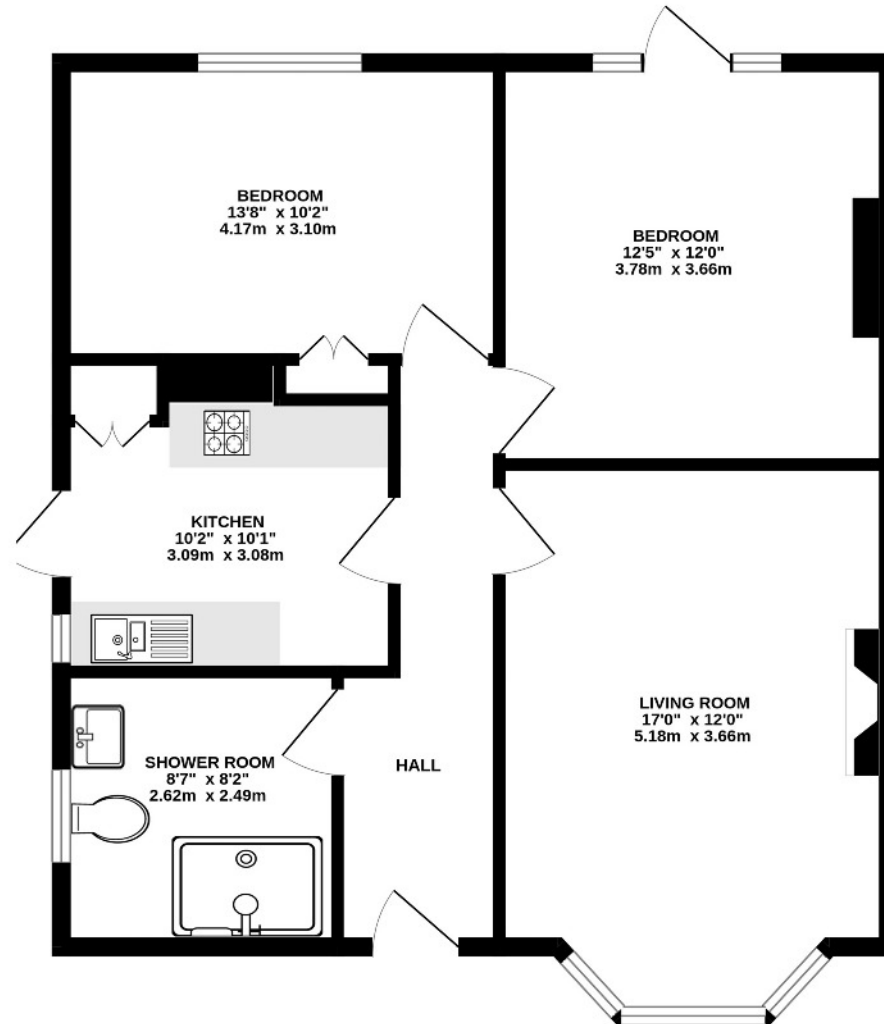




Lambert Road, Banstead

INTERNAL FLOOR AREA (APPROX.) 745 sq ft/ 69.2 sq m

Garden extends to 108' (33.0m) approximately



Winkworth

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 © 20125.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Under the Consumer Protection Regulations 2008, 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

Winkworth

See things differently.