



LAKERS RISE, BANSTEAD, SURREY, SM7

£575,000

FREEHOLD

Winkworth





LAKERS RISE

BANSTEAD, SURREY, SM7

**THIS IMMACULATELY PRESENTED FOUR
BEDROOM TERRACED HOUSE IS
LOCATED ON A VERY POPULAR ROAD IN
THE WOODMANSTERNE AREA OF
BANSTEAD.**

Ideally situated for local shops and amenities, and within the catchment for well-regarded local schools. Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. The property also has been thoughtfully extended and modernised by the current owners.



LAKERS RISE

BANSTEAD, SURREY, SM7

This beautifully presented terraced house offers bright and spacious accommodation, with a fantastic contemporary finish throughout.

The ground floor briefly comprises; hallway, living room with feature fireplace and bay window to the front, an open plan kitchen/dining/family room to the rear, with a modern fitted kitchen including some integrated appliances, and french doors that open into the garden.

Upstairs the first floor provides two double bedrooms, a well-appointed bathroom, and a further single bedroom which is currently used as a study. The second floor is home to the principal bedroom, and ensuite shower.

Outside the property has an attractive frontage with a block paved forecourt providing off street parking for two cars.

The attractive rear garden has a patio adjacent to the house, with several tiers including a lawned area, a decked seating area, and a selection of shrubs. A pathway leads to the purpose built outbuilding with a decked veranda at the end of the garden, which is currently used as a home gym.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits can be enjoyed.



BANSTEAD OFFICE

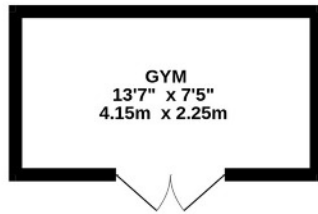
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AT A GLANCE...

- Entrance Hall
- Living Room - 12'8" x 11'11" (3.86m x 3.63m)
- Kitchen - 19'0" x 5'2" (5.97m x 1.57m)
- Family/Dining Room - 20'10" x 11'6" (6.35m x 3.51m)
- Downstairs WC
- Bedroom 1 - 15'1" x 12'8" (4.60m x 3.86m)
- Ensuite
- Bedroom 2 - 13'1" x 11'5" (3.99m x 3.48m)
- Bedroom 3 - 12'0" x 11'2" (3.66m x 3.40m)
- Bedroom 4 / Study
- Family Bathroom
- Gym - 13'7" x 7'5" (4.15m x 2.25m)
- Rear Garden - 120' (36.57m) approximately
- Council Tax Band - D



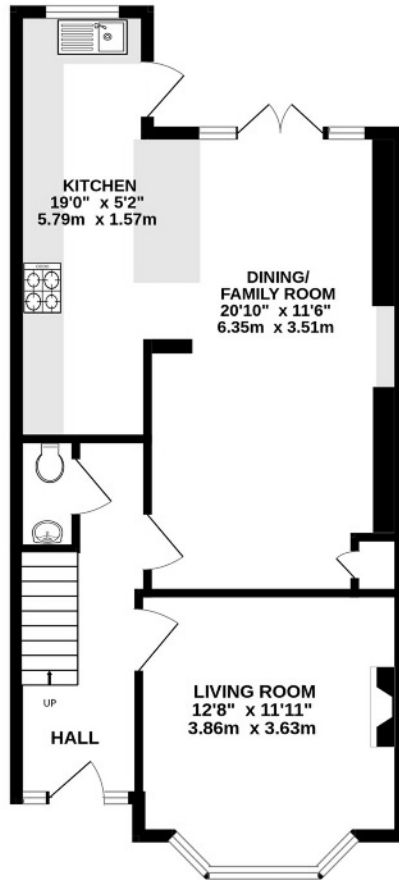




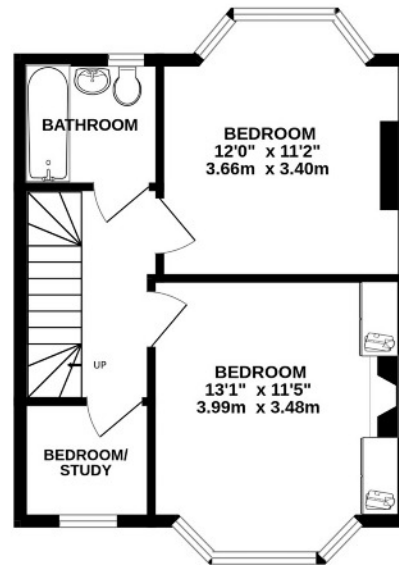
Lakers Rise, Banstead

INTERNAL FLOOR AREA (APPROX.) 1227 sq ft/ 114.0 sq m
Excluding Gym

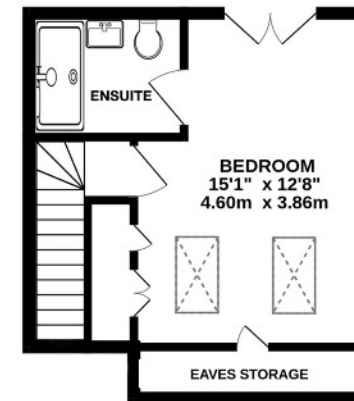
Garden extends to 120' (36.6m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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 © 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	84 B



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Winkworth

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