



WALNUT TREE CLOSE, BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£900,000**

FREEHOLD

Winkworth





WALNUT TREE CLOSE

BANSTEAD, SURREY, SM7

THIS DELIGHTFUL DETACHED BUNGALOW OCCUPIES A LOVELY SECLUDED PLOT, AND OFFERS FOUR DOUBLE BEDROOMS, WITH THE POTENTIAL TO CREATE AN ANNEXE.

The property is located in a quiet sought-after close just off Banstead Road, on the outskirts of Banstead village. Banstead railway station with its services into London is within walking distance. The village centre blends both national and local retailers including Waitrose, Marks & Spencer food store, restaurants and coffee shops. Both Sutton and Epsom with their larger town centres are nearby. The A217 gives access to the M25 (Jct.8) which is approximately 5 miles away.



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The property itself offers just under 1800 sq/ft of versatile accommodation, and is well presented throughout, having been lovingly maintained by the current owner.

The living space in this extended detached bungalow briefly comprises; an entrance porch and hallway, a living room with an attractive feature fireplace, a dining room to the rear, with an adjacent family room and sun room which all have a view of the garden, a modern kitchen with white gloss units and some integrated appliances, a useful utility room, and WC.

The four double bedrooms are all a good size with fitted wardrobes in bedrooms 1 & 2, both served by a family size main bathroom. Bedrooms 3 & 4 are next to each other and this space in conjunction with the ensuite shower room could easily be converted into a separate annexe space, as there is a separate door to the side of the property.

Outside, to the front, the property benefits from a private driveway with ample space for several cars, and access to the detached garage, a well maintained lawn area and shrub and hedges.

The secluded rear garden is a delight, with its patio and seating areas, pond feature, large lawn with mature hedge borders, as well as a useful shed.

All in all a lovely property in a quiet cul de sac location.

There are a wide selection of sporting facilities and golf clubs in the vicinity, including the prestigious Cuddington Golf Club, together with a number of reputable schools for all age groups.



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Porch
- Hallway
- Living Room - 18'10" x 12'0" (5.75m x 3.65m)
- Dining Room - 14'11" x 9'0" (4.55m x 2.75m)
- Family Room - 20'2" x 9'1" (6.15m x 2.77m)
- Kitchen - 11'6" x 11'0" (3.51m x 3.36m)
- Utility Room - 7'11" x 5'11" (2.42m x 1.80m)
- Sun Room
- WC
- Bedroom 1 - 11'11" x 11'8" (3.64m x 3.56m)
- Bedroom 2 - 13'11" x 11'11" (4.24m x 3.63m)
- Bedroom 3 - 16'3" x 12'0" (4.95m x 3.65m)
- Ensuite Shower
- Bedroom 4 - 12'2" x 11'3" (3.70m x 3.43m)
- Main Bathroom
- Garage - 20'0" x 8'8" (6.10m x 2.65m)
- Wrap Around Rear Garden - 0.27 Acres

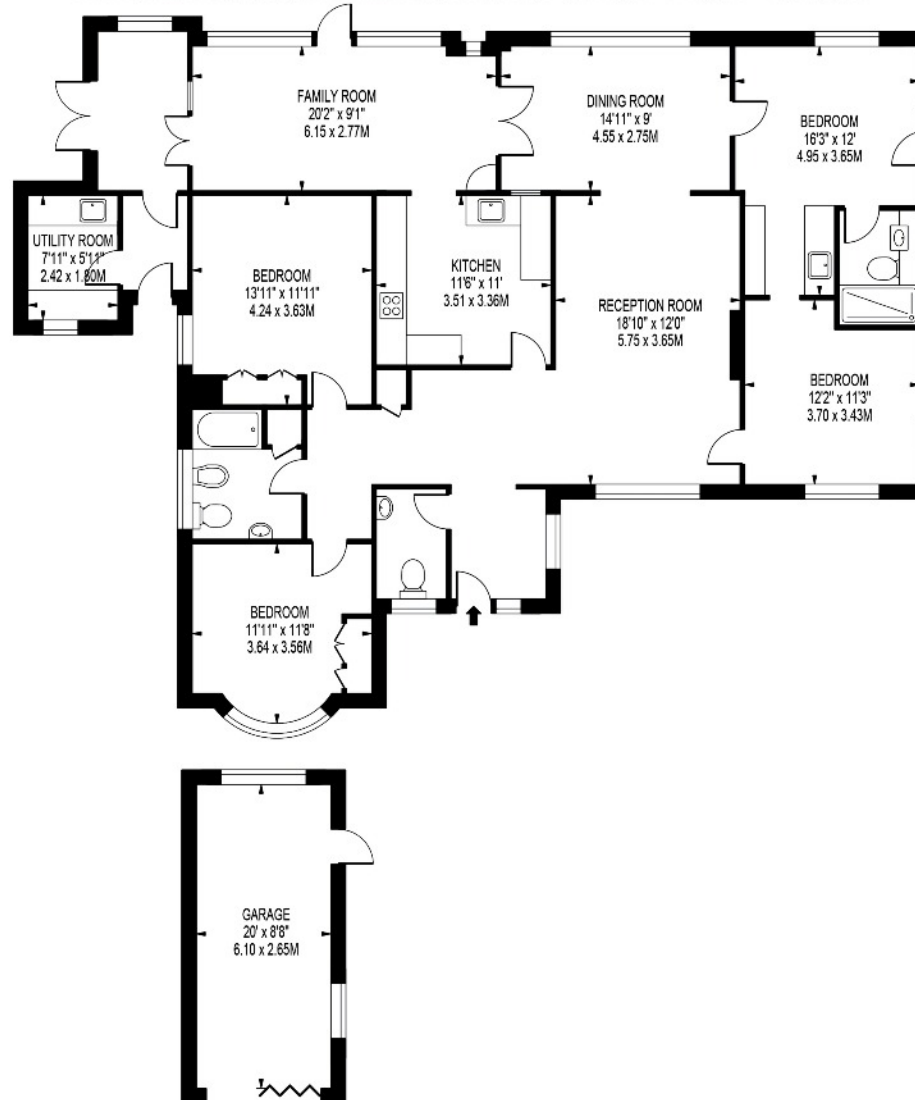




WALNUT TREE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1786 SQ FT - 165.92 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 174 SQ FT - 16.17 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

[winkworth.co.uk/banstead](https://www.winkworth.co.uk/banstead)

Winkworth

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