



**HEIGHTS CLOSE, BANSTEAD, SURREY, SM7**

**£800,000**

FREEHOLD

**Winkworth**





**HEIGHTS CLOSE**  
BANSTEAD, SURREY, SM7

**AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT, SITUATED IN A QUIET CUL-DE-SAC LOCATION WITHIN A SHORT WALK OF NORK PARK.**

This deceptively spacious detached house, has been thoughtfully extended over the years. It is ideally located within an established residential development and is within easy reach of Banstead Village and the railway station which provides services into London Victoria. Banstead High Street blends both national and local retailers including Waitrose, Marks & Spencer Simply Food, 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. There are a number of well-regarded schools for all age groups in the vicinity.



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Offered with no onward chain, this lovely house offers bright and spacious accommodation throughout. Although well-maintained by the owner, the property would benefit from some modernisation.

The accommodation is arranged over two floors with the ground floor comprising; entrance lobby, hallway, 'L shaped' dual aspect living/dining room with sliding patio doors to the garden, an adjacent family room, study, a fitted kitchen, with a separate utility room with an internal door to the double garage, and a downstairs cloakroom.

The first floor provides four bedrooms in total, with fitted wardrobes in the three larger rooms, and a family bathroom.

Outside, the generous front driveway offers ample parking, and access to the double garage. The attractive and secluded rear garden extends to approximately 125ft at its farthest point, with a patio and decking area, lawn, and a large selection of mature shrubs and trees.

Local shops can be found at Nork Parade, with a more comprehensive range of shopping and leisure facilities located in Banstead Village. Bus routes to both Banstead and Epsom Town Centre are conveniently close by.

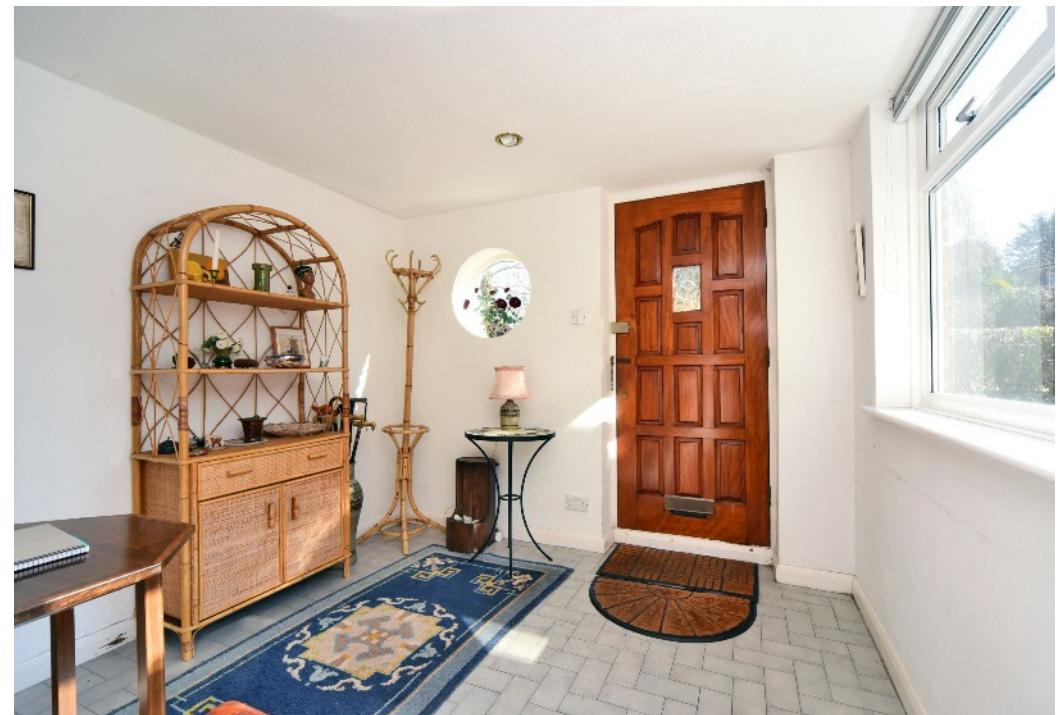
## BANSTEAD OFFICE

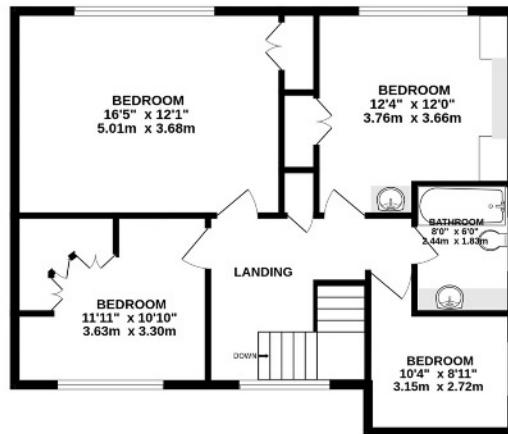
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## AT A GLANCE...

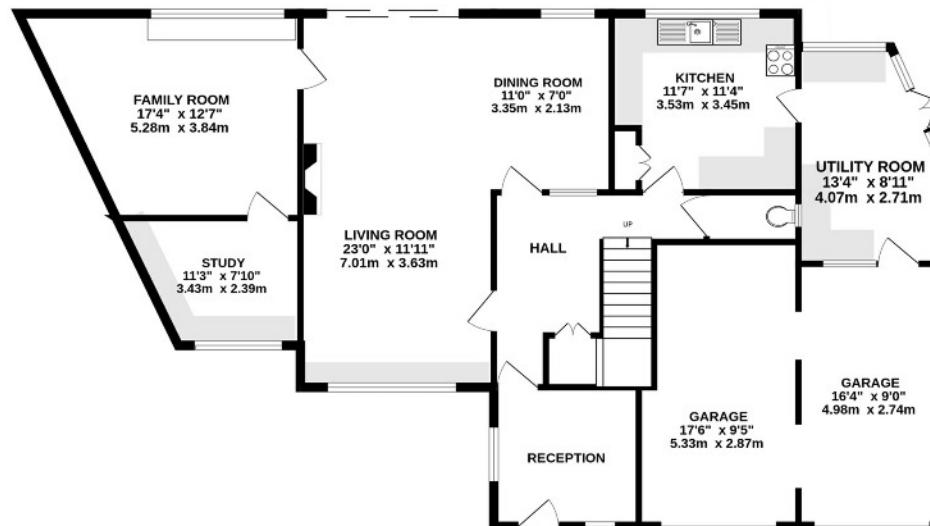
- Entrance Lobby
- Hallway
- Living Room - 23'0" x 11'11" (7.01m x 3.63m)
- Dining Room - 11'0" x 7'0" (3.35m x 2.13m)
- Family Room - 17'4" x 12'7" (5.28m x 3.84m)
- Study - 11'3" x 7'10" (3.43m x 2.39m)
- Kitchen - 11'7" x 11'4" (3.53m x 3.45m)
- Utility Room - 13'4" x 8'11" (4.07m x 2.71m)
- Downstairs WC
  
- Bedroom 1 - 16'5" x 12'1" (5.01m x 3.68m)
- Bedroom 2 - 12'4" x 12'0" (3.76m x 3.66m)
- Bedroom 3 - 11'11" x 10'10" (3.62m x 3.30m)
- Bedroom 4 - 10'4" x 8'11" (3.15m x 2.72m)
- Family Bathroom - 8'0" x 6'0" (2.44m x 1.83m)
  
- Double/Twin Garages -
- Garage 1 - 17'6" x 9'5" (5.33m x 2.87m)
- Garage 2 - 16'4" x 9'0" (4.98m x 2.74m)
- Rear Garden - 120' (36.6m) Max







FIRST FLOOR



GROUND FLOOR

Heights Close, Banstead

INTERNAL FLOOR AREA (APPROX.) 2110 sq ft/ 196.0 sq m

Garden extends to 120' (36.6m) approx.

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.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	47	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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## Banstead office

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See things differently.