



OAKLEY GARDENS, BANSTEAD, SURREY, SM7

£725,000

FREEHOLD

Winkworth





OAKLEY GARDENS

BANSTEAD, SURREY, SM7

THIS FABULOUS TWO BEDROOM BUNGALOW IS BEAUTIFULLY PRESENTED THROUGHOUT, AND IS IDEALLY LOCATED IN A QUIET TREE LINED ROAD IN THE HEART OF BANSTEAD VILLAGE.

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.



OAKLEY GARDENS BANSTEAD, SURREY, SM7

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

Previously extended to the rear, the property is finished to a high standard throughout and the living space briefly comprises; entrance hall, extended living/dining room with feature fireplace and french doors opening into the conservatory which offers a lovely view of the garden, a modern fitted kitchen offering a generous range of units, worktop space, and some integrated appliances. The principal bedroom has a bay window and bespoke fitted wardrobes, a second double bedroom, both served by a well-appointed shower room.

Outside, the frontage is block paved providing off-road parking, and access to the side gate and detached garage. The attractive landscaped rear garden is a manageable size, measuring approximately 30 feet in length, with a patio area adjacent to the property, a low maintenance area, 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/Dining Room - 25'9" x 11'0" (7.87m x 3.34m)
- Conservatory - 11'9" x 10'3" (3.60m x 3.12m)
- Bedroom 1 - 16'1" x 10'0" (4.90m x 3.03m)
- Bedroom 2 - 9'9" x 9'0" (2.99m x 2.73m)
- Driveway
- Garage - 16'0" x 9'0" (4.88m x 2.74m)
- Rear Garden - 30' (9.14m) approximately



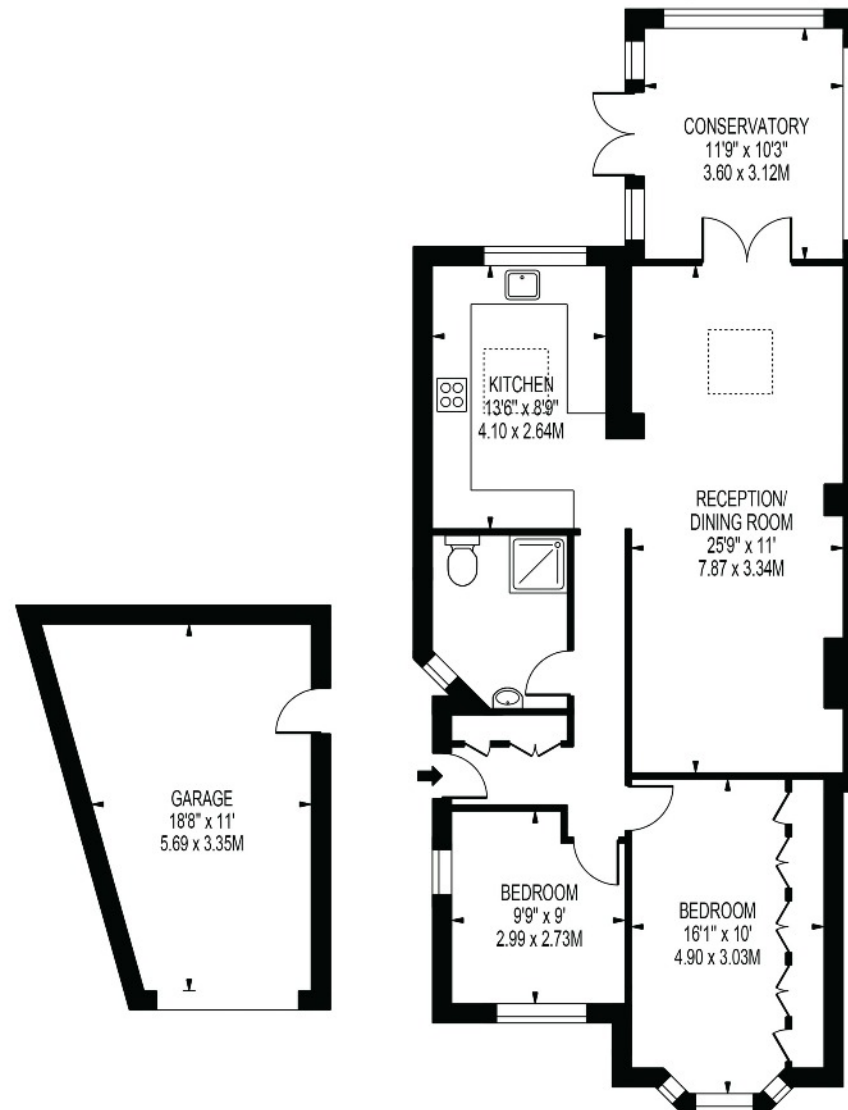


OAKLEY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 923 SQ FT - 85.74 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 209 SQ FT - 19.38 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.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
82-100 A		
69-81 B		
55-68 C		
41-54 D		
29-40 E		
21-28 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.