



COLCOKES ROAD, BANSTEAD, SURREY, SM7 **£895,000** FREEHOLD

Winkworth





COLCOKES ROAD

BANSTEAD, SURREY, SM7

THIS OLDER STYLE DETACHED FOUR BEDROOM HOUSE IS LOCATED IN A MUCH SOUGHT AFTER TREE-LINED ROAD, WITHIN WALKING DISTANCE OF BANSTEAD HIGH STREET.

Situated in an established residential position being within easy reach of Banstead High Street with its blend of local and national retailers. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with its park café is close by, as are Banstead Downs and Cuddington Golf Courses.



COLCOCKES ROAD
BANSTEAD, SURREY, SM7

Ideally located in a popular tree-lined, this sought after family home must be viewed to be appreciated.

The well planned accommodation comprises; a welcoming entrance hall, cloakroom, light and spacious living room with double doors giving access to the rear garden, a separate dining room, and a kitchen/breakfast to the ground floor.

On the first floor there are three double bedrooms and one single bedroom together with a family bathroom.

Outside to the front of the property there is a walled front garden and a driveway providing off road parking which leads to an attached garage with adjoining workshop. Side access takes you to the well established rear garden, which measures approximately 125' in length. It is laid mainly to lawn and is well screened with mature hedging. There is a raised patio area adjacent to the property.

The property offers the potential to extend (subject to necessary planning permission).



BANSTEAD OFFICE

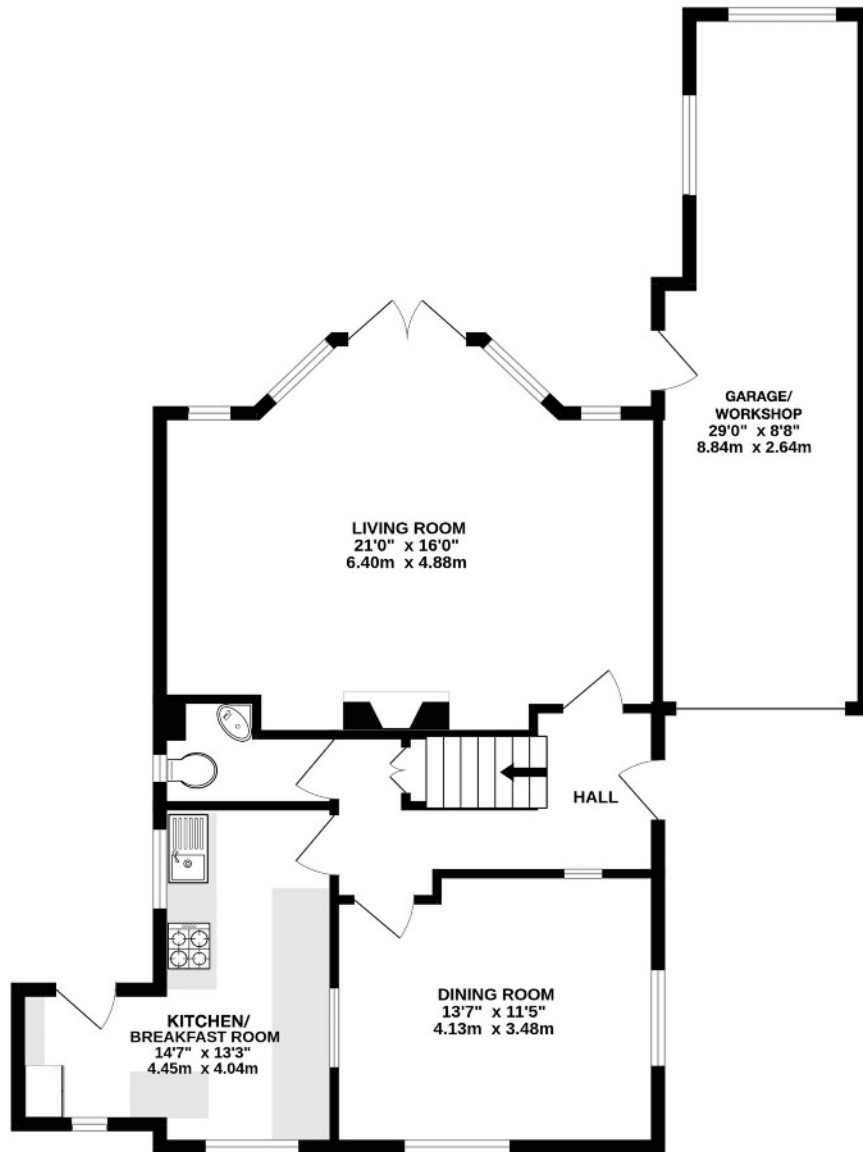
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Hall
- Downstairs WC
- Living Room - 21'0" x 16'0" (6.40m x 4.88m)
- Dining Room - 13'7" x 11'5" (4.13m x 3.48m)
- Kitchen/Breakfast Room - 14'7" x 13'3" (4.45m x 4.04m)
- Bedroom 1 - 15'0" x 11'8" (4.57m x 3.56m)
- Bedroom 2 - 12'8" x 10'8" (3.86m x 3.25m)
- Bedroom 3 - 9'4" x 8'6" (2.8496m x 2.59m)
- Bedroom 4 - 8'3" x 6'2" (2.51m x 1.8844m)
- Bathroom - 9'5" x 5'5" (2.07m x 1.65m)
- Garage/workshop - 29'0" x 8'8" (8.84m x 2.64m)
- Rear Garden - 125' (38.1m) approximately







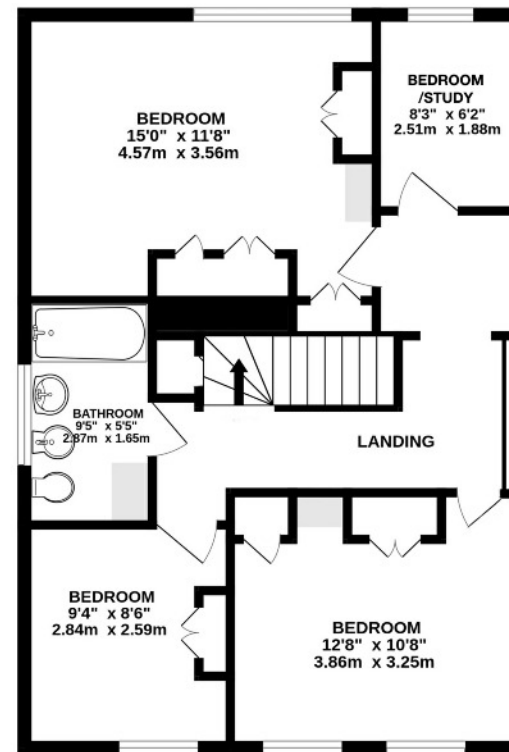
GROUND FLOOR

Colcokes Road, Banstead
INTERNAL FLOOR AREA (APPROX.)

1575 sq ft/ 146.3 sq m

Including Garage

Garden extends to 125' (38.1m) approx.



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Banstead office

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

winkworth.co.uk/banstead

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See things differently.