



FIR TREE ROAD, BANSTEAD, SURREY, SM7

£675,000

FREEHOLD

Winkworth





FIR TREE ROAD

BANSTEAD, SURREY, SM7

**THIS ATTRACTIVE DETACHED HOUSE IS
LOCATED ON A VERY POPULAR RESIDENTIAL
ROAD, WITHIN EASY REACH OF EPSOM DOWNS.**

Ideally situated for local shops and amenities, within walking distance to Epsom Downs Train Station, and minutes from Epsom Racecourse. Epsom Town Centre with its comprehensive selection of restaurants and shops, is just under 2 miles away.

The property has been divided up into individual bedrooms on both ground and first floors, and therefore needs some reconfiguration and modernisation.



FIR TREE ROAD BANSTEAD, SURREY, SM7

This charming 1930's detached house is offered with no onward chain.

Divided into individual bedrooms on both floors, some of the rooms have their own kitchenettes, and have individual electric meters.

The ground floor currently comprises; entrance hall/lobby, living/dining room with fitted kitchen units and adjacent WC, a double aspect bedroom with a kitchenette, two further interconnected bedroom/reception rooms, a utility room and downstairs shower room.

The first floor offers two large bedrooms with built-in wardrobes in bedrooms and kitchenettes, served by a large family bathroom.

To the front of the property there is a generous driveway allowing parking for several vehicles as well as side access to the rear garden.

The attractive rear garden has a south facing aspect. A patio adjacent to the house runs the width of the property, which is an ideal area for a BBQ and seating overlooking the lawn. The perimeter of the garden is framed by good quality fencing and a selection of shrubs.

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



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

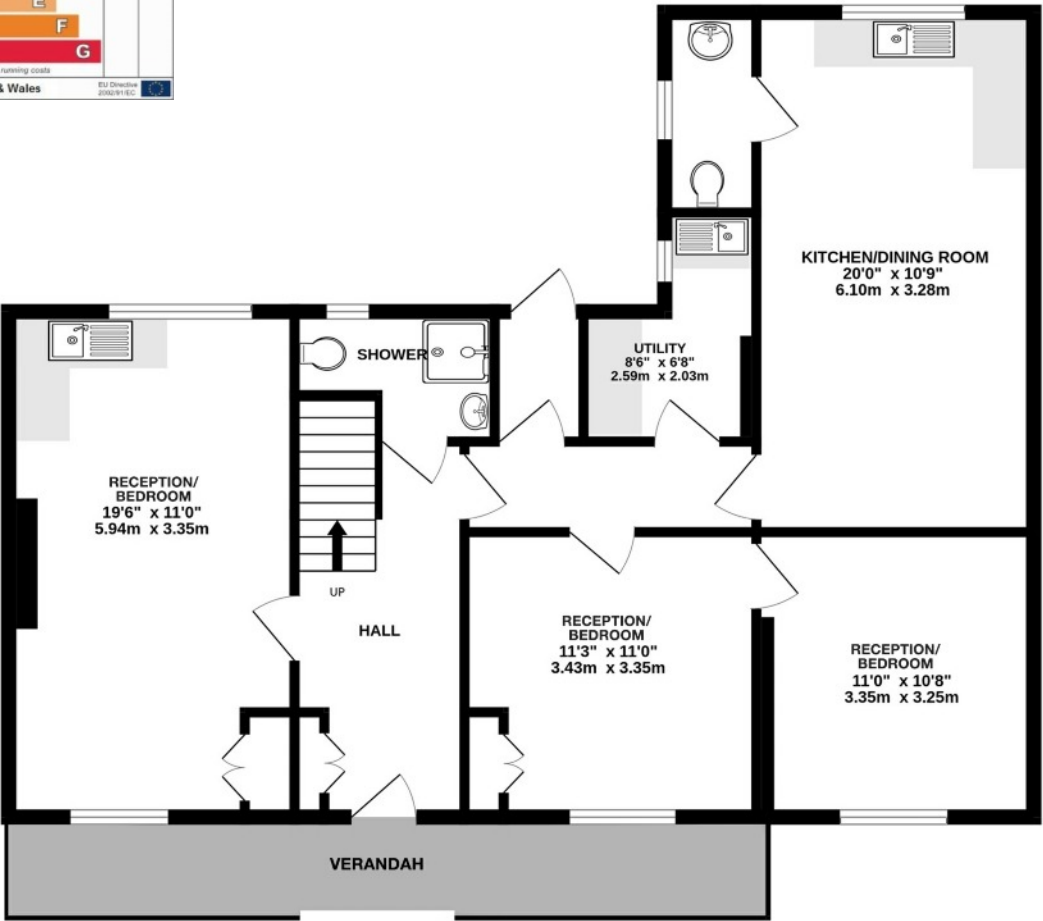
AT A GLANCE...

- Ground Floor (Current Layout As Per Floorplan)
- Entrance Hall
- Living/Dining Room - 20'0" x 10'9" (6.10m x 3.28m)
- WC
- Bedroom - 19'6" x 11'0" (5.94m x 3.35m)
- Bedroom - 11'3" x 11'0" (3.43m x 3.35m)
- Bedroom - 11'0" x 10'8" (3.35m x 3.25m)
- Utility - 8'6" x 6'8" (2.59m x 2.03m)
- Downstairs Shower Room
- First Floor
- Bedroom 1 - 15'6" x 12'3" (4.72m x 3.73m)
- Bedroom 2 - 13'2" x 9'2" (4.02m x 2.79m)
- Bedroom 3 - 10'11" x 10'1" (3.33m x 3.07m)
- Family Bathroom - 11'10" x 7'3" (3.61m x 2.21m)
- External
- Generous Driveway
- Rear Garden - 48' (14.63m) approximately



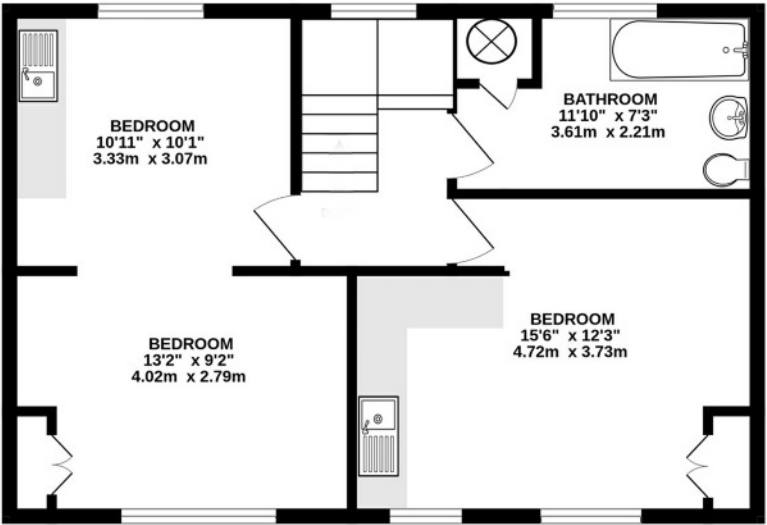


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR

Fir Tree Road, Banstead
INTERNAL FLOOR AREA
(APPROX.) 1510 sq ft/ 140.0 sq m
Garden extends to 48 ft/ 14.63 sq m.



FIRST FLOOR



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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)

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