



LAKERS RISE, BANSTEAD, SURREY, SM7

£425,000

FREEHOLD

Winkworth





LAKERS RISE

BANSTEAD, SURREY, SM7

A WELL-PRESENTED, BRIGHT AND SPACIOUS THREE BEDROOM TERRACED HOUSE IN A QUIET NO THROUGH ROAD

This lovely three bedroom house is conveniently located within easy reach of Woodmansterne Village. Well-regarded schools, local shops and amenities, as well as good transport links are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



LAKERS RISE BANSTEAD, SURREY, SM7

Offered with no onward chain, this delightful three bedroom house is well-presented throughout.

The living space includes an entrance hall, a modern fitted kitchen with some integrated appliances, adjacent dining room, and a spacious living room, which leads into the rear conservatory overlooking the attractive garden. A useful utility room and downstairs WC completes the ground floor.

The first floor provides three bedrooms including two double bedrooms and a single bedroom, and a family sized modern bathroom.

The beautiful rear garden is relatively low maintenance, with paved areas complimented by lovely shrub borders and planting, as well as a useful brick built storage shed.

Located off Chipstead Way and within a mile of both 'Chipstead Valley' and 'Woodmansterne Primary' Schools, the property is also of similar distance to both Chipstead and Woodmansterne Mainline Stations, which provide services to London.

Local shops can be found at Chipstead Station Parade, with a more comprehensive range of shops, bars, and restaurants in Banstead Village or Coulsdon. Frequent bus services are within the immediate vicinity.

All in all a superb opportunity to acquire a family home in a convenient location close to well-

BANSTEAD OFFICE

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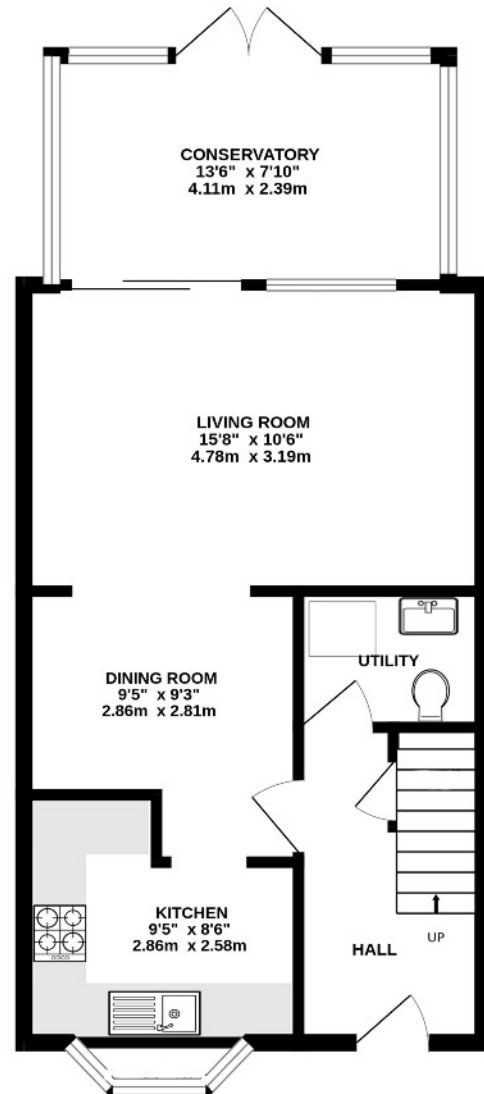
AT A GLANCE...

- Entrance Hall
- Living Room - 15'8" x 10'6" (4.78m x 3.19m)
- Dining Room - 9'5" x 9'3" (2.86m x 2.81m)
- Kitchen - 9'5" x 8'6" (2.86m x 2.58m)
- Conservatory - 13'6" x 7'10" (4.11m x 2.39m)
- Utility/Downstairs WC
- Bedroom 1- 12'8" x 9'6" (3.86m x 2.90m)
- Bedroom 2 - 13'8" x 6'7" (4.17m x 2.01m)
- Bedroom 3 - 9'7" x 5'11" (2.92m x 1.80m)
- Family Bathroom - 8'9" x 5'7" (2.67m x 1.69m)
- Garden - 30' (9.14m) approx
- Council Tax Band - D

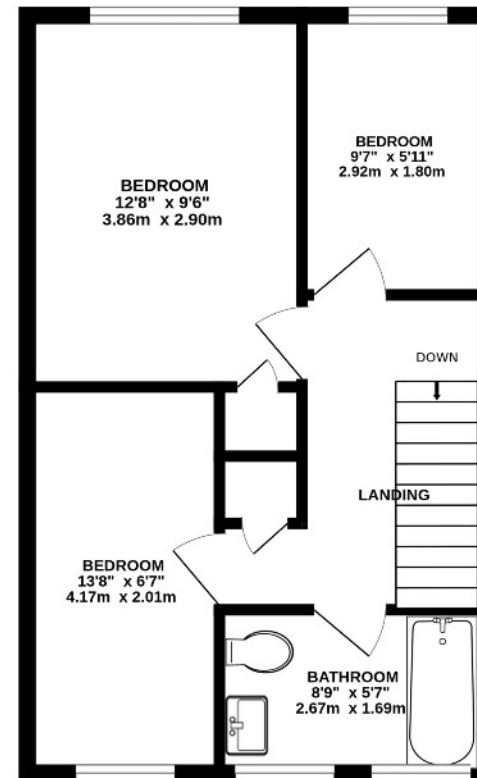




Lakers Rise, Banstead
 INTERNAL FLOOR AREA
 (APPROX.) 930 sq ft/ 86.4 sq m
 Garden extends to 30 ft/ 9.14 sq m.



GROUND FLOOR



FIRST FLOOR

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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.

Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Winkworth

for every step...