



MINT ROAD, BANSTEAD, SURREY, SM7

OIEO **£400,000**

FREEHOLD

Winkworth





MINT ROAD

BANSTEAD, SURREY, SM7

**THIS DELIGHTFUL FLINT FRONTED
THREE BEDROOM COTTAGE STYLE
TERRACED HOUSE IS SET IN A QUIET
LOCATION, WITH VIEWS ACROSS OPEN
FIELDS TO THE FRONT AND REAR.**

Banstead High Street offers a selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. The property is also within easy reach 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.

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Properties of this type are rarely available, and whilst requiring significant modernisation, this lovely three bedroom terraced cottage is offered with no onward chain and has fantastic views across the open fields to the front and rear.

The ground floor accommodation briefly comprises; living/dining room with feature fireplace, a kitchen to the rear offering a generous range of high and low level units, some integrated appliances, and a single door opening into the garden. A three piece bathroom completes the downstairs.

The first floor provides two double bedrooms, and a further single bedroom which could be converted into a bathroom or ensuite.

There is a small front garden area neatly framed with a picket fence, with unrestricted parking outside. The property also has a small detached garage. The rear garden is a manageable size, measuring approximately 45 feet in length. The property backs onto and offers a wonderful view of the open fields at the rear.

All in all a fabulous property in a quiet semi rural setting.



BANSTEAD OFFICE

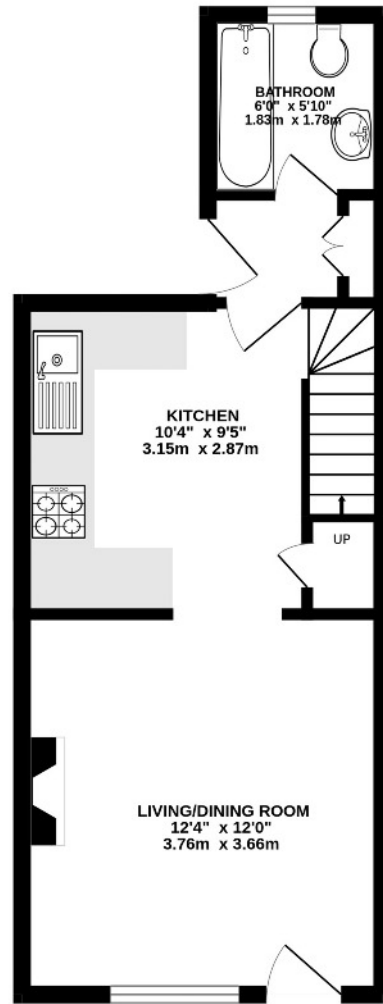
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

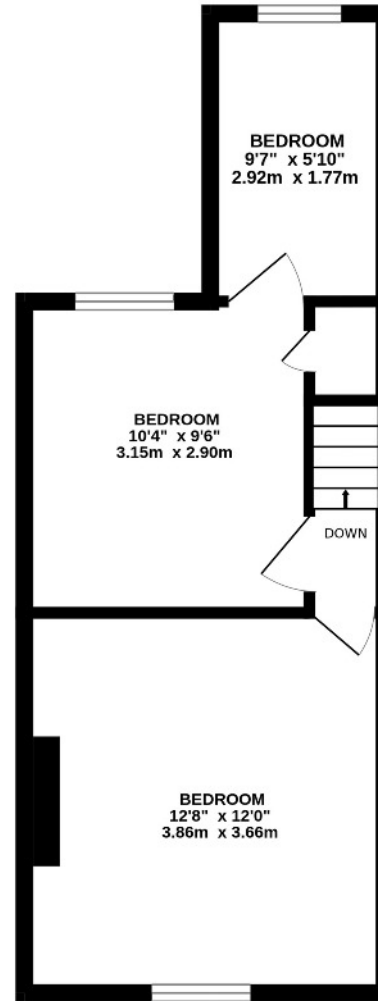
- No Onward Chain
- Living/Dining Room - 12'4" x 12'0" (3.76m x 3.66m)
- Kitchen - 10'4" x 9'5" (3.15m x 2.87m)
- Downstairs Bathroom - 6'0" x 5'10" (1.83m x 1.78m)
- Bedroom 1 - 12'8" x 12'0" (3.86m x 3.66m)
- Bedroom 2 - 10'4" x 9'6" (3.15m x 2.90m)
- Bedroom 3 - 9'7" x 5'10" (2.92m x 1.77m)
- Garage
- Rear Garden - 45' (13.72m) approximately
- Backing Onto Open Fields







GROUND FLOOR



FIRST FLOOR



Mint Cottages, Banstead
INTERNAL FLOOR AREA (APPROX.) 667 sq ft/ 62 sq m
Garden extends to 45' (13.72m) approximately

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 © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(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

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