



THE LAURELS, BANSTEAD, SM7

£625,000 FREEHOLD

Winkworth



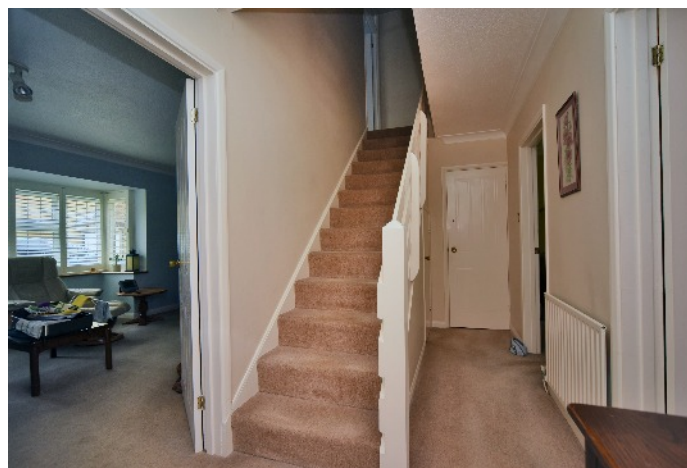


THE LAURELS

BANSTEAD, SM7

**A BRIGHT AND SPACIOUS THREE
BEDROOM LINK DETACHED HOUSE
WHICH IS SITUATED ON A SMALL
DEVELOPMENT, WITHIN EASY REACH
OF BANSTEAD VILLAGE.**

Banstead's High Street with its mix of National and local retailers, restaurants and cafes is a short walk. Whilst the area is surrounded by some of Surrey's finest open green belt countryside where there are any number of Country Inns, many fine walks and where sporting pursuits can be enjoyed.



THE LAURELS

BANSTEAD, SM7

This well presented detached property is located in a quiet corner of a small select development. The bright and well planned accommodation comprises an entrance hall, cloakroom, double aspect living room with a square bay window, separate dining room with double doors to the rear garden and a fitted kitchen with access to the garage.

Upstairs there is a master bedroom with fitted wardrobes and matching dresser unit, a further double bedroom and a generous single bedroom, both with fitted mirror fronted wardrobes, and a family bathroom.

To the front, there is a lawned area and a paved driveway which provides off street parking and gives access to the attached garage. A personal door from the garage opens to the well screened rear garden. There is a paved area adjacent to the property, the remainder is lawned with mature borders and hedging.

The property benefits from both gas heating and double glazing throughout.

A viewing of this house is highly recommended.

BANSTEAD OFFICE

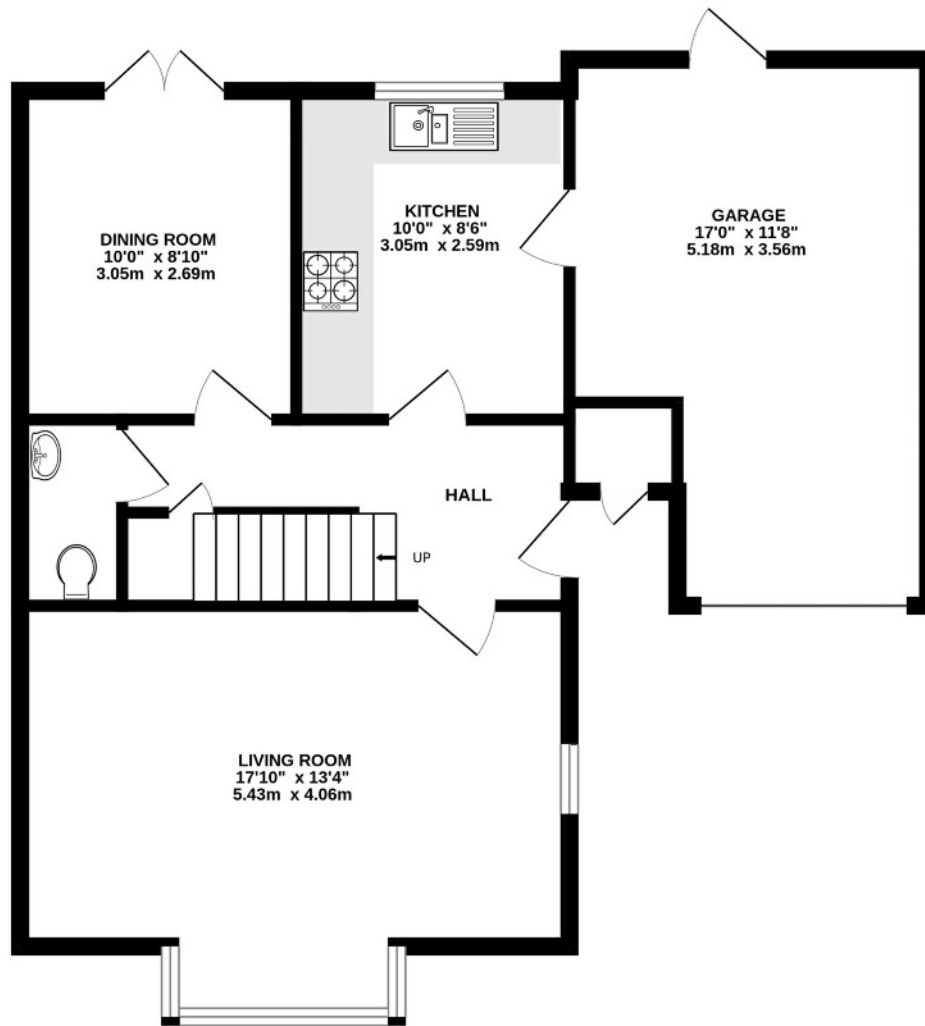
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AT A GLANCE...

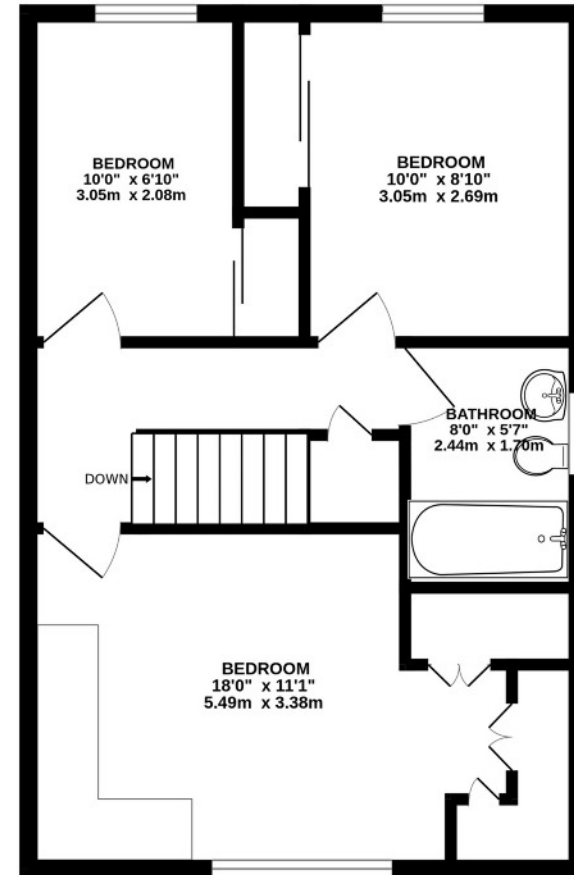
- Entrance Hall
- Cloakroom
- Living Room - 17'10" x 13'4" (5.43m x 4.06m)
- Dining Room - 10'0" x 8'10" (3.05m x 2.69m)
- Kitchen - 10'0" x 8'6" (3.05m x 2.59m)
- Bedroom 1- 18'0" x 11'1" (5.49m x 3.38m)
- Bedroom 2 - 10'0" x 8'10" (3.05m x 2.69m)
- Bedroom 3 - 10'0" x 6'10" (3.05m x 2.08m)
- Family Bathroom
- Garage - 17'0" x 11'8" (5.18m x 3.56m)
- Rear Garden - 35' (10.67m) approximately
- Council Tax Band F







GROUND FLOOR



FIRST FLOOR

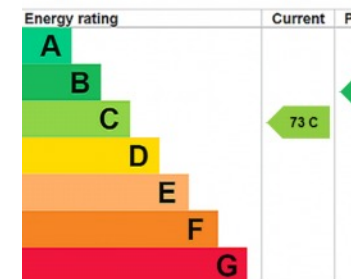
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The Laurels, Banstead

INTERNAL FLOOR AREA (APPROX.) 1210 sq ft/ 112.4 sq m

Garden extends to 35 ft/ 10.67 sq m.

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.





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