



GREEN CURVE, BANSTEAD, SURREY, SM7

£1,250,000 FREEHOLD

Winkworth





GREEN CURVE

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A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE, LOCATED IN A HIGHLY DESIRABLE TREE-LINED ROAD IN THE NORK AREA OF BANSTEAD

This deceptively spacious family house, has a contemporary finish throughout. It is ideally located close to well regarded schools, both private and state run for all age groups and the green open spaces of Nork Park. Local shops can be found within easy reach at Nork Parade, with more comprehensive shopping in Banstead's vibrant High Street, with its selection of restaurants and a wide variety of both independent shops and national retailers, including Marks and Spencer Simply Food and Waitrose Supermarket.



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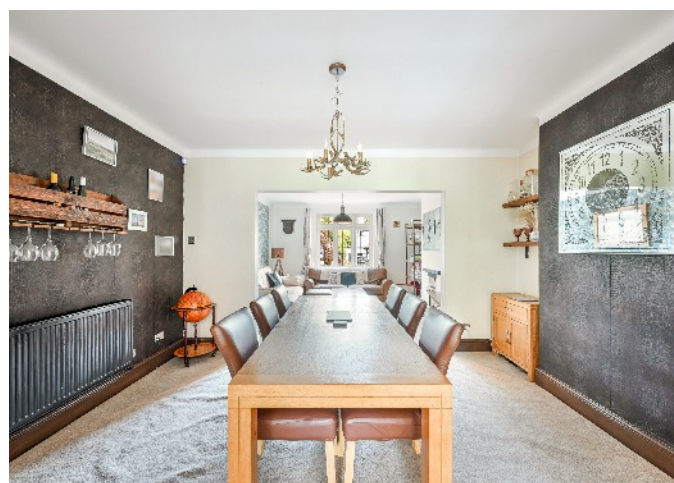
Superbly finished to a high specification throughout, the property has an attractive frontage with a carriage driveway providing parking for several cars. Once inside the owners attention to detail is very apparent. The bright entrance hall gives a glimpse through to the large open plan room and rear garden.

Downstairs there is a front living room with a decorative fire place, leading through into the dining area. At the rear of the house is a fabulous open plan kitchen/living area with bi-fold doors, which provide a bright open feel overlooking the delightful garden. This space is essentially the hub of the house, and is a great space for a busy family lifestyle and entertaining, complete with a central island/breakfast bar. The granite worktops, modern contemporary units, and integrated appliances including the range cooker will be attractive to anyone who spends a lot of time in the kitchen. There is also a further reception room which is currently used as a children's playroom. A utility room and downstairs cloakroom complete the ground floor.

Upstairs continues to impress, with four well proportioned double bedrooms. The principal bedroom, second bedroom, and third bedroom all benefit from ensuites, with the fourth double bedroom served by the family bathroom. The property benefits from an extensive loft offering useful storage, and could be easily converted into habitable space if a buyer wished. There is also plenty of room to extend the property to the rear subject to the usual planning consents.

The attractive rear garden has a westerly aspect, and is an impressive 190 feet in length. It includes a recently laid patio and seating area, an outdoor kitchen/BBQ with power and lighting, granite worktops and a sink, a large level lawn and mature borders.

To the front, the block paved driveway provides ample off street parking and access to the double length garage.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Kitchen/Family Room - 25'3" x 20'9" (7.66m x 6.35m)
- Living Room - 14'0" x 14'0" (4.25m x 4.25m)
- Dining Room - 14'0" x 10'9" (4.25m x 3.30m)
- Playroom - 12'6" x 11'6" (3.80m x 3.47m)
- Utility - 14'3" x 4'6" (4.36m x 1.37m)
- Cloakroom
- Bedroom 1 - 14'0" x 14'0" (4.25m x 4.25m)
- Ensuite Shower
- Bedroom 2 - 13'0" x 10'0" (3.95m x 3.03m)
- Ensuite Bathroom
- Bedroom 3 - 13'0" x 10'6" (3.95m x 3.22m)
- Ensuite Shower
- Bedroom 4 - 15'9" x 8'9" (4.80m x 2.65m)
- Family Bathroom
- Double Length Garage - 30'3" x 9'3" (9.20m x 2.85m)
- Rear Garden - 190' (57.91m) approximately



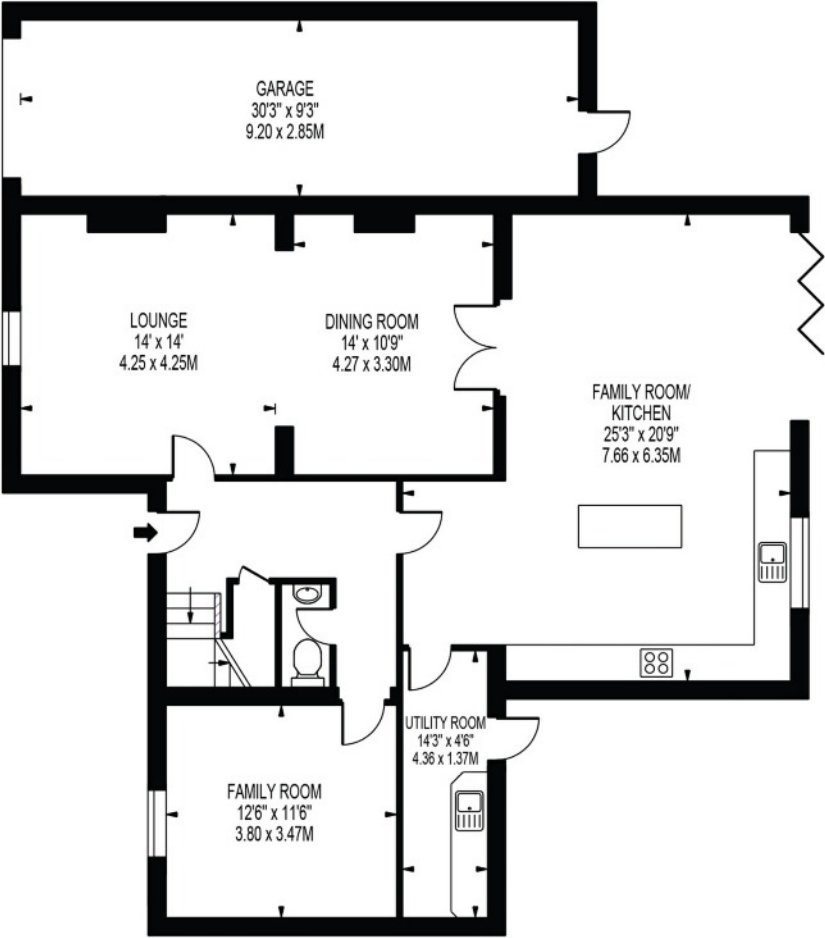


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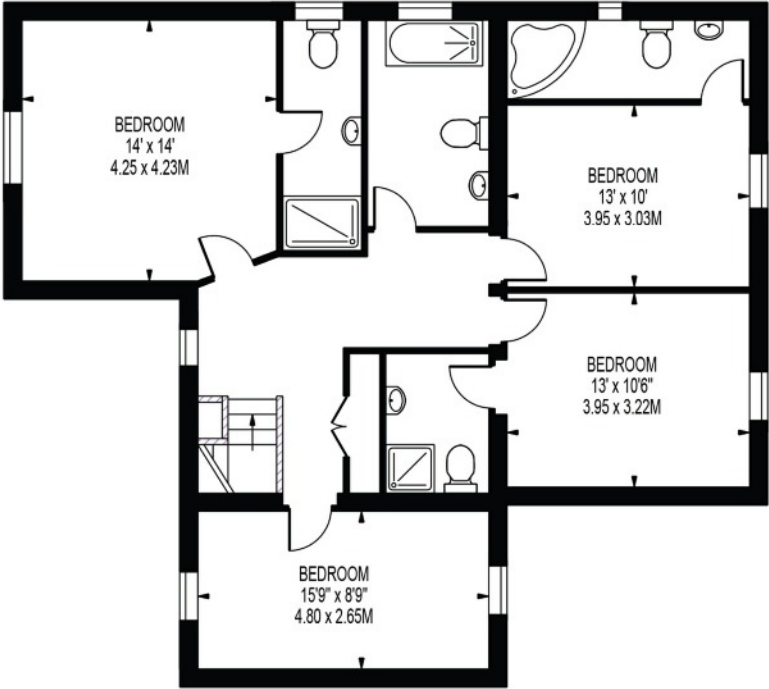
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2231 SQ FT - 207.24 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 282 SQ FT - 26.22 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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See things differently.