



**THE MAPLES,** BANSTEAD, SURREY, SM7

**£1,050,000**

FREEHOLD

**Winkworth**





## THE MAPLES

BANSTEAD, SURREY, SM7

A WELL-PRESENTED FIVE BEDROOM  
DETACHED HOUSE, CONVENIENTLY  
LOCATED IN A QUIET SOUGHT-AFTER CUL  
DE SAC, WITHIN EASY REACH OF  
BANSTEAD HIGH STREET

This surprisingly spacious family home does require some updating, but it is ideally situated in a quiet location, just a short distance from Banstead Village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



## THE MAPLES

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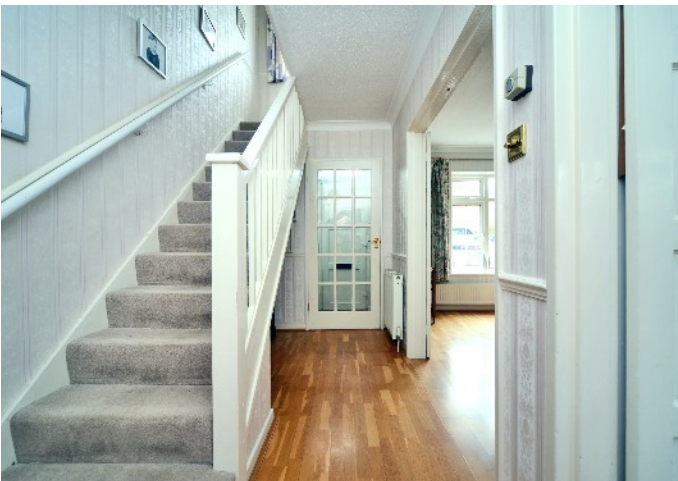
This large family home occupies a great position within a select cul-de-sac. The Maples is a settled no through road consisting of a small number of detached houses.

This bright and spacious detached property is well-presented throughout. The welcoming entrance hall leads into a formal dining room, and a large double aspect living room with a feature fireplace, which in turn leads into the conservatory benefiting from views across the garden. The fitted kitchen has some integrated appliances, ample worktop space, and a range of high and low level units, leading into the adjacent breakfast room which also has french doors opening into the garden. A downstairs WC completes the ground floor.

Upstairs, the first floor provides five double bedrooms. The principal bedroom has fitted wardrobes, and a large ensuite bathroom which includes a separate walk-in shower. The other four bedrooms are served by the main family bathroom.

Outside the attractive frontage incorporates a block paved driveway, providing off street parking for several cars and access to the double garage, and a small lawned area, with shrub borders. The secluded and well-maintained rear garden extends to approximately 63 feet in width, with a patio, large lawn, framed with a selection of mature shrubs and hedges.

Excellent local schools within the village are only moments away, including Banstead Preparatory School, St Anne's Catholic Primary School, as well as Banstead Infants and Juniors. 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.



## BANSTEAD OFFICE

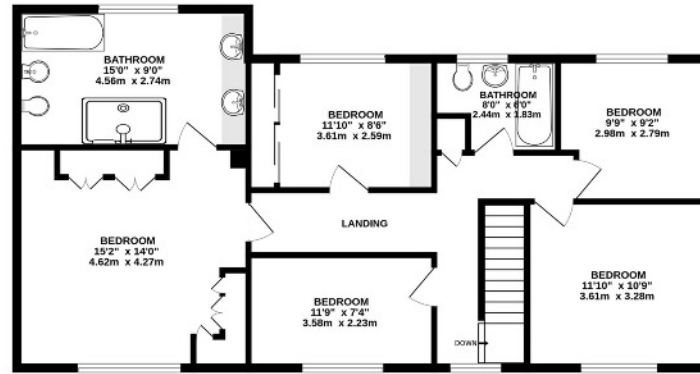
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### AT A GLANCE...

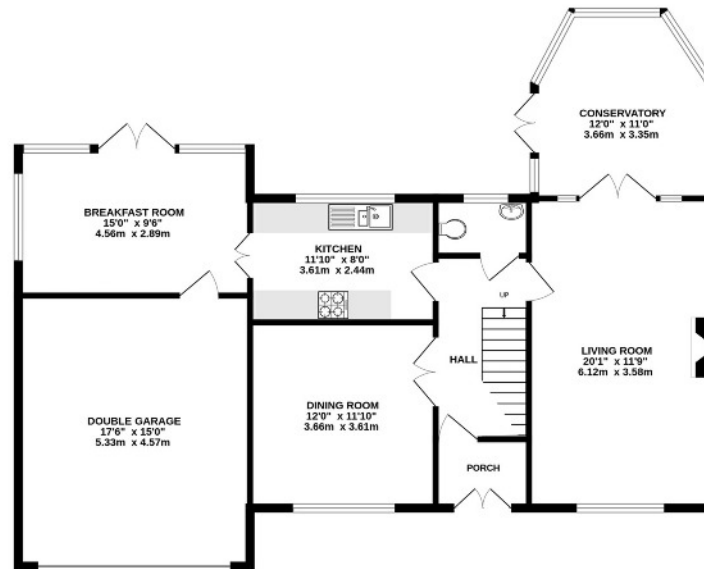
- Entrance Porch
- Living Room - 15'0" x 12'5" (4.75m x 3.78m)
- Dining Room - 14'8" x 12'8" (4.47m x 3.86m)
- Kitchen - 23'0" x 10'0"max (7.01m x 3.05m max)
- Breakfast Room - 15'0" x 11'0" (4.56m x 3.35m)
- Conservatory -15'0" x 11'0" (4.56m x 3.35m)
- Cloakroom
  
- Bedroom 1 - 15' x 12'6" (4.57m x 3.81m)
- Ensuite Bathroom - 15' x 12'6" (4.57m x 3.81m)
- Bedroom 2 - 12'6" x 9'11" (3.81m x 3.02m)
- Bedroom 3 - 9'10" x 7'9" (3.00m x 2.36m)
- Bedroom 4 - 8'7" x 8'0" (2.62m x 2.44m)
- Bedroom 5 - 8'7" x 8'0" (2.62m x 2.44m)
- Family Bathroom - 8'10" x 7'11" (2.69m x 2.41m)
  
- Double Garage - 27'4" x 8'6" (8.33m x 2.59m)
- Rear Garden - 83' (25.29m) approximately







FIRST FLOOR



GROUND FLOOR

### The Maples, Banstead

INTERNAL FLOOR AREA (APPROX.) 2075 sq ft/ 192.7 sq m

Garden width to 63' (19.20m) approx.

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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 © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)	64	76
D	(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

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See things differently.