



PARK ROAD, BANSTEAD, SURREY, SM7

£600,000

FREEHOLD

Winkworth





PARK ROAD

BANSTEAD, SURREY, SM7

THIS CHARMING THREE BEDROOM SEMI DETACHED HOUSE IS SUPERBLY LOCATED WITHIN EASY REACH OF BANSTEAD VILLAGE, AND OFFERS SCOPE FOR EXTENSION SUBJECT TO THE USUAL CONSENTS.

Located in Park Road just a short walk from Banstead High Street, which offers an excellent selection of shops including Waitrose Supermarket and Marks & Spencer Simply Food. Also close to well-regarded local schools, and bus services providing links to neighbouring towns including Epsom, Sutton, and Reigate.



PARK ROAD
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This lovely property which has been extended into the loft to provide three double bedrooms, has far reaching views across open fields to the rear, and has been well maintained throughout, but would benefit from some modernisation.

The ground floor briefly comprises; entrance lobby, hallway, through lounge/dining room with feature fireplace and double doors opening into the rear conservatory which affords a lovely view of the garden, a kitchen with a range of eye and low level units and a pantry, and a downstairs wet room.

Upstairs the first floor provides two double bedrooms with built in cupboards, and a family bathroom. A turning staircase leads up to the second floor with the third double bedroom, and eaves storage cupboards.

The delightful rear garden extends to an impressive 110 feet in length, with a patio adjacent to the house, a lawned area and mature shrub borders. There is also a useful brick-built storage shed.

The front block paved driveway allows for off street parking, and is complimented by a small lawn framed with shrub borders.

All in all a superb opportunity to acquire a family home in a convenient location close to well-regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside.



BANSTEAD OFFICE

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AT A GLANCE...

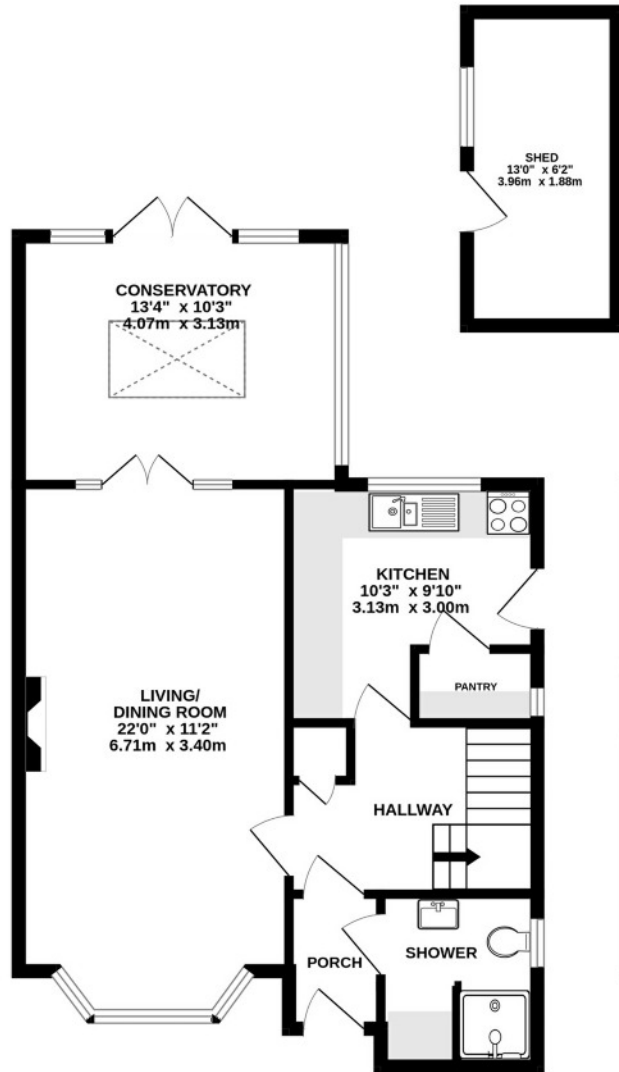
- Entrance Lobby
- Hallway
- Living/Dining Room - 22'0" x 11'2" (6.71m x 3.40m)
- Kitchen - 10'3" x 9'10" (3.13m x 3.00m)
- Conservatory - 13'4" x 10'3" (4.07m x 3.13m)
- Downstairs Wet Room

- Bedroom 1 - 11'2" x 10'6" (3.41m x 3.20m)
- Bedroom 2 - 17'7" x 9'8" (5.36m x 2.95m)
- Bedroom 3 - 15'8" x 13'2" (4.78m x 4.01m)
- Family Bathroom - 7'5" x 7'1" (2.26m x 2.17m)
- Eaves Storage

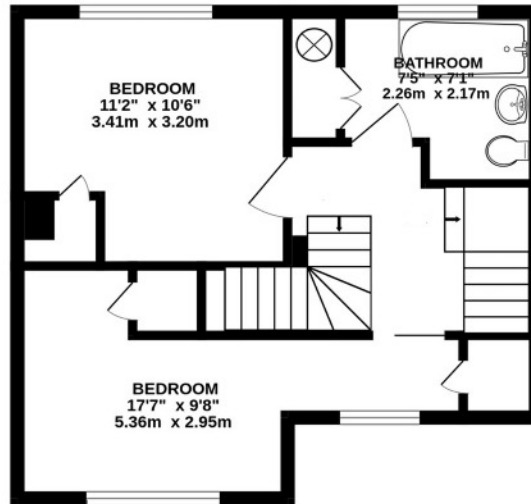
- Garden - 110' (33.53m)
- Brick Built Shed - 13'0" x 6'2" (3.96m x 1.88m)



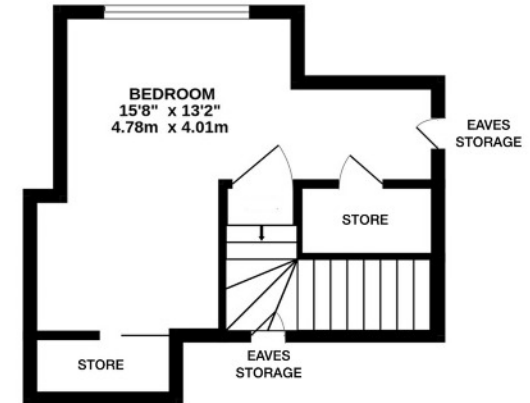




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Park Road, Banstead
 INTERNAL FLOOR AREA (APPROX.) 1325 sq ft/ 123.0 sq m
 Including Outbuilding
 Garden extends to 110' (33.53m) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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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Winkworth

See things differently.