



GALE CRESCENT, BANSTEAD, SURREY, SM7

OIEO **£500,000**

FREEHOLD

Winkworth



GALE CRESCENT
BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS
FOUR BEDROOM/TWO
BATHROOM MID
TERRACE HOUSE.**

A 1950's built house, which has been extended and meticulously maintained by the current owners. Situated in a quiet cul-de-sac location within 3/4 mile of Banstead Village. Banstead High Street, offers a variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 13'8" x 12'0" (4.17m x 3.66m)
- Kitchen/Dining Room - 20'0" x 11'0" (6.10m x 3.35m)
- Bedroom 1 - 18'0" x 17'0" (5.49m x 5.19m)
- En-suite
- Bedroom 2 - 13'0" x 12'5" (3.97m x 3.78m)
- Bedroom 3 - 9'10" x 9'7" (3.91m x 2.92m)
- Bedroom 4- 9'5" x 8'10" (2.87m x 2.69m)
- Bathroom
- WC
- Garden - 60' (18.28m)
- Council Tax Band 'D'

THE PROPERTY

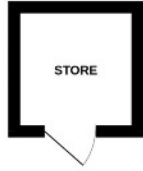
The ground floor comprises; entrance hall, front living room, a spacious kitchen/dining room with french doors opening into the garden. The fitted modern kitchen has integrated appliances and another door to the garden.

The first floor provides three double bedrooms, with fitted wardrobes in the largest bedroom, and a well-appointed bathroom.

The principal bedroom with an en-suite shower room forms the second floor.

There is an open plan front garden which is lawned and side access leading to the rear garden, which has a decked area adjacent to the property and the remainder is lawned and there is a brick built storage shed with power and lighting.

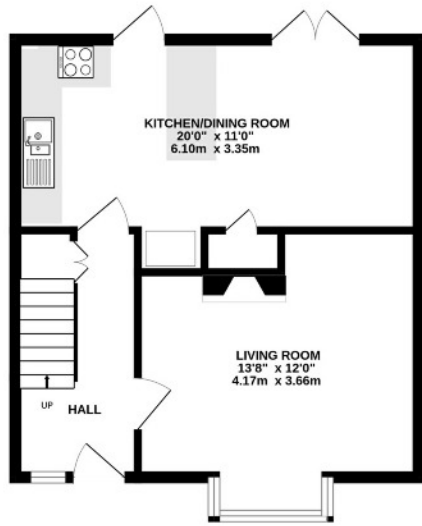




Gale Crescent, Banstead

INTERNAL FLOOR AREA (APPROX.) 1308 sq ft/ 121.5 sq m

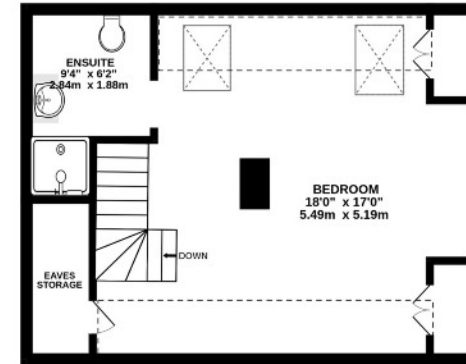
Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(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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