



WARREN ROAD, BANSTEAD, SURREY, SM7

£725,000

FREEHOLD

Winkworth





WARREN ROAD

BANSTEAD, SURREY, SM7

OCCUPYING AN ELEVATED POSITION IN A POPULAR TREE-LINED ROAD, THIS HOUSE OFFERS GENEROUS ACCOMMODATION ARRANGED OVER THREE FLOORS.

Situated in the Nork area of Banstead and within easy reach of well-regarded schools, including Warren Mead Juniors and Infants, it is also conveniently located for local shops, amenities and Epsom Downs Station. Banstead High Street and Epsom Town Centre, are a short distance away.



WARREN ROAD
BANSTEAD, SURREY, SM7

Occupying an elevated position in a popular tree-lined road, this house offers generous accommodation arranged over three floors.

This beautifully presented family home has a contemporary finish throughout. The downstairs briefly comprises; entrance porch and hallway, a living room to the front with a bay window and feature fireplace, a bright and spacious open plan kitchen/dining room to the rear with with bi-fold doors opening into the garden, comprising grey gloss finished units and some integrated appliances, including a double oven, gas hob and extractor. The first floor provides two double bedrooms and a recently modernised family bathroom. The second floor has a double bedroom with Juliet balcony and a luxurious en-suite bathroom.

Outside, block paving to the front provides all important off road parking for several vehicles. The rear garden is a fantastic space for entertaining measuring approximately 67 feet in length and has a large patio adjacent to the side and rear of the house. Steps rise to a second tier where there is a large garden studio with both power and lighting.

There are local shops at Nork Parade with more comprehensive amenities at Banstead Village, Epsom and Sutton all easily accessible by car. The open spaces of Nork Park and Epsom Downs are nearby, and the A217 gives a fast route to the M25 at Junction 8 (Reigate Hill).

All in all, a superb family house in a very convenient location. The area is surrounded by some of Surrey's finest open green belt countryside.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Porch
- Hallway
- Living Room - 14'7" x 11'6" (4.45m x 3.51m)
- Open Plan Kitchen/Dining Room - 26'2" x 12'10" (7.95m x 3.92m)

- Bedroom 2 - 14'6" x 12'2" (4.42m x 3.71m)
- Bedroom 3 - 14'9" x 11'0" (4.50m x 3.35m)
- Bathroom - 7'10" x 6'3" (2.39m x 1.91m)

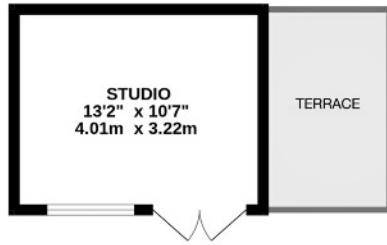
- Bedroom 1 - 14'5" x 12'2" (4.39m x 3.71m)
- En-suite Bathroom

- Garden Studio - 13'2" x 10'7" (4.01m x 5.22m)
- Rear Garden - 67' (20.42m) approximately

- Council Tax Band - E



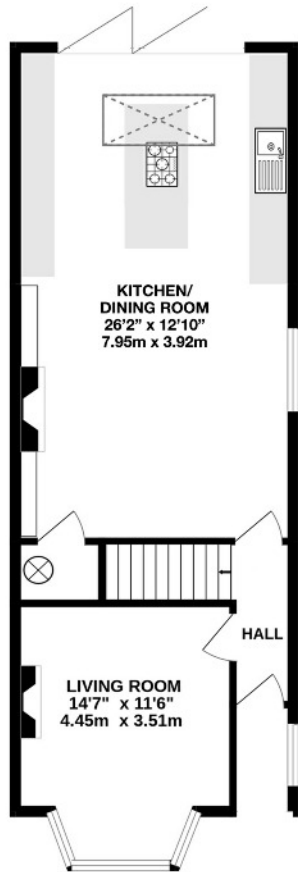




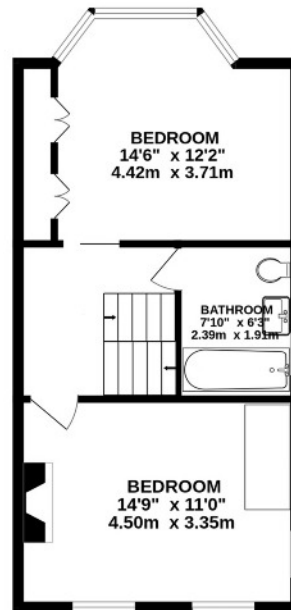
Warren Road, Banstead

INTERNAL FLOOR AREA
(APPROX.) 1528 sq ft/ 142.0 sq m
Including Studio

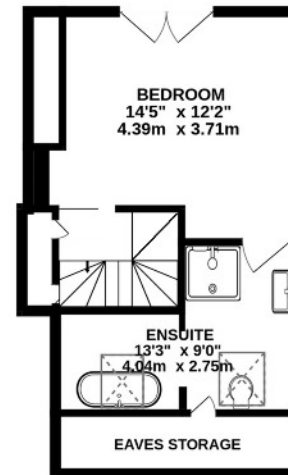
Garden extends to 67' (20.42m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Winkworth

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		
(85+)	A	
(81-84)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	73	82
England, Scotland & Wales	EU Directive 2002/91/EC	



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Winkworth

See things differently.