



**BEECHFIELD**, BANSTEAD, SURREY, SM7

**£3,000** PCM

**Winkworth**









**BEECHFIELD**  
BANSTEAD, SURREY, SM7

**A WELL PRESENTED AND EXTENDED  
DETACHED HOUSE THAT OFFERS GENEROUS  
ACCOMMODATION, SITUATED IN A VERY  
SOUGHT-AFTER LOCATION WITHIN EASY  
REACH OF BANSTEAD HIGH STREET.**

This deceptively spacious family house, has recently been redecorated and re carpeted throughout. It is ideally located in a quiet road. Banstead High Street offers a selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.





## BEECHFIELD

BANSTEAD, SURREY, SM7

The property with its attractive frontage and off street parking for several cars has recently been refurbished throughout.

The ground floor briefly comprises; bright entrance hall, large double aspect living room to the front, a second smaller reception room, and a dining room to the rear with a large picture window and french doors which provide a bright open feel overlooking the delightful garden. The open plan kitchen/breakfast room area also has french doors opening into the garden. The kitchen has a selection of integrated appliances and a range of high and low level units with ample worktop space. All complimented by an adjacent utility room. A downstairs WC and shower room completes the ground floor.

The first floor provides four bedrooms in total, with three double bedrooms including the principal bedroom which benefits from a modern ensuite shower room, a separate family sized bathroom, and a single bedroom which is currently used as a study/home office.

The generous driveway provides off street parking for several cars, and access to the double garage. The delightful secluded rear garden has a generous patio adjacent to the house, is mainly laid to lawn, a second seating area at the end of the garden and a greenhouse and shed for storage.

All in all a superb house in a very 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 and fine walks and where sporting pursuits such as golf and horse riding can be enjoyed.





## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Hall
- Living Room - 18'11" x 14'6" (5.77m x 4.41m)
- Family Room - 12'4" x 10'10" (3.75m x 3.29m)
- Dining Room - 11'9" x 11'6" (3.58m x 3.51m)
- Kitchen/Breakfast - 16'1" x 12'8" (4.90m x 3.86m)
- Utility - 6'11" x 6'6" (2.11m x 1.97m)
- Shower Room - 6'10" x 6'6" (2.08m x 1.97m)
- Bedroom 1 - 17'11" x 12'0" (5.46m x 3.66m)
- Ensuite Shower - 8'10" x 6'2" (2.69m x 1.88m)
- Bedroom 2 - 13'1" x 9'10" (3.99m x 3.00m)
- Bedroom 3 - 10'6" x 10'1" (3.20m x 3.07m)
- Bedroom 4 / Study - 10'7" x 6'8" (3.23m x 2.03m)
- Family Bathroom
- Double Garage - 18'2" x 15'3" (5.54m x 4.65m)
- Rear Garden - 90' (27.43m) approximately





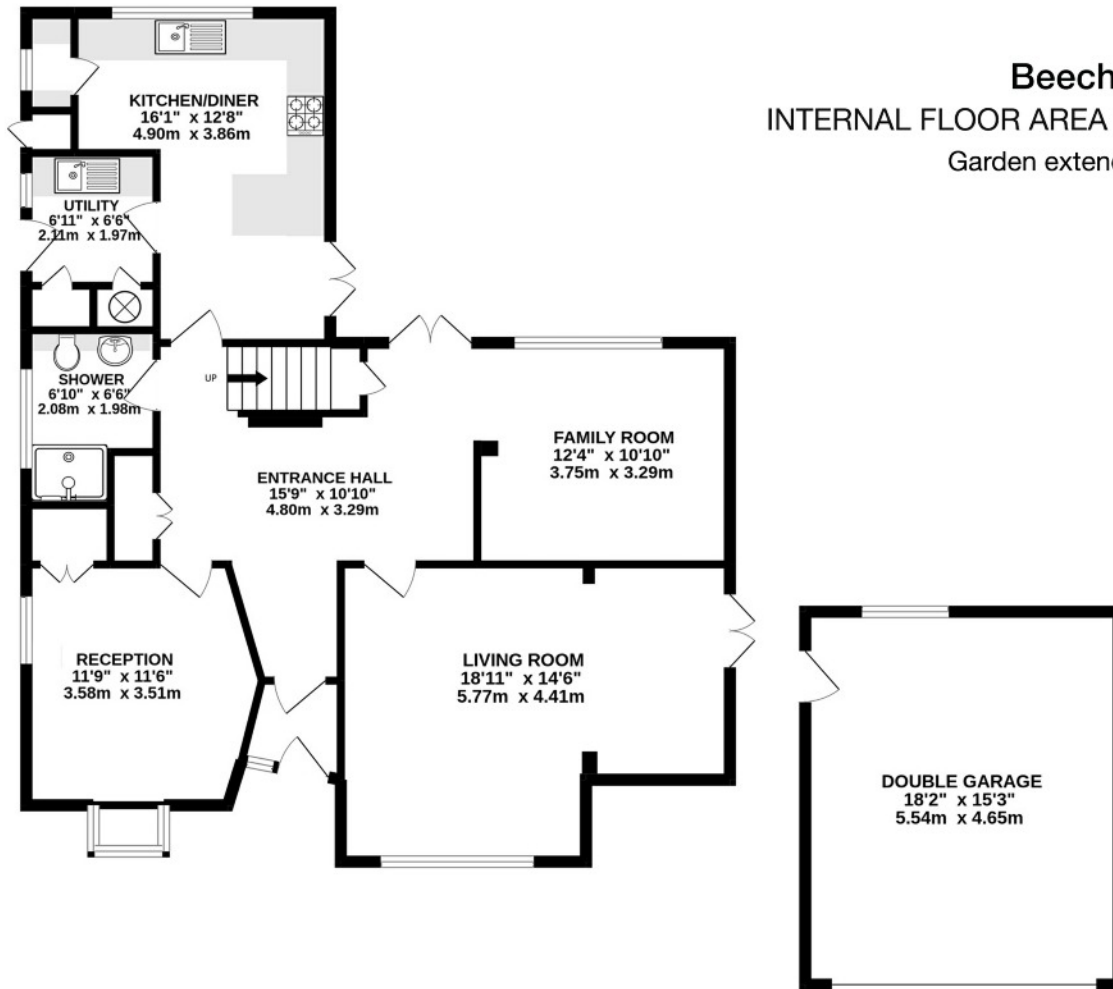




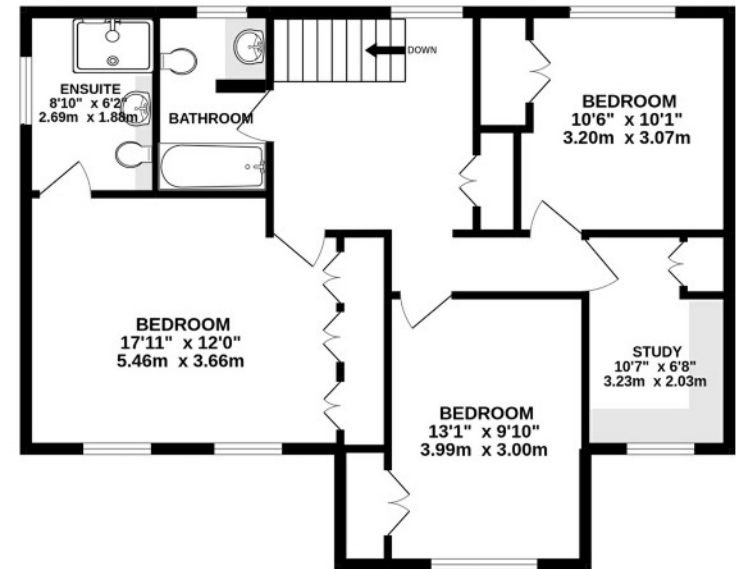
## Beechfield, Banstead

INTERNAL FLOOR AREA (APPROX.) 2110 sq ft/ 196.02 sq m

Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR

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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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## Banstead office

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