



**CARSHALTON ROAD,** BANSTEAD, SURREY, SM7

OFFERS IN EXCESS OF **£850,000**

FREEHOLD

**Winkworth**





## CARSHALTON ROAD

BANSTEAD, SURREY, SM7

### A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME WITH A FABULOUS GARDEN

This well presented extended four bedroom detached house is conveniently located in the heart of Woodmansterne Village. Well-regarded schools, local shops and amenities, as well as good transport links are close by.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



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This deceptively spacious house offers truly flexible accommodation and the ground floor comprises; double glazed porch, generous entrance hall, modern fitted kitchen with integrated appliances and breakfast bar, adjacent utility room, TV/family room, separate living room, dining room, large modern conservatory and downstairs cloakroom.

The upstairs provides three double bedrooms, a modern family bathroom with separate walk-in shower, a single bedroom and an additional shower room.

Outside, the block paved front forecourt allows parking for several cars, as well as access to the garage which is 26 feet in length. The impressive rear garden is approximately 140 feet, with large lawned area, patio, a raised decked seating area, with garden sheds and a greenhouse.

In addition, there is a fabulous garden room with power lighting and heating, which measures approximately 32'2" currently used as a gym but offers multiple uses.

All in all this detached house with its' fabulous garden makes an ideal family home.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



## BANSTEAD OFFICE

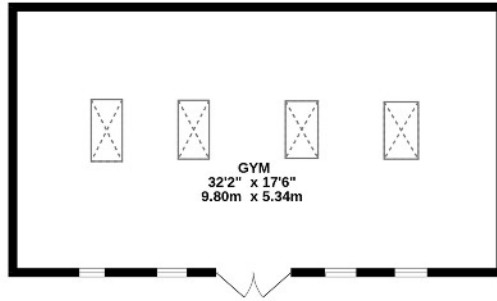
01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

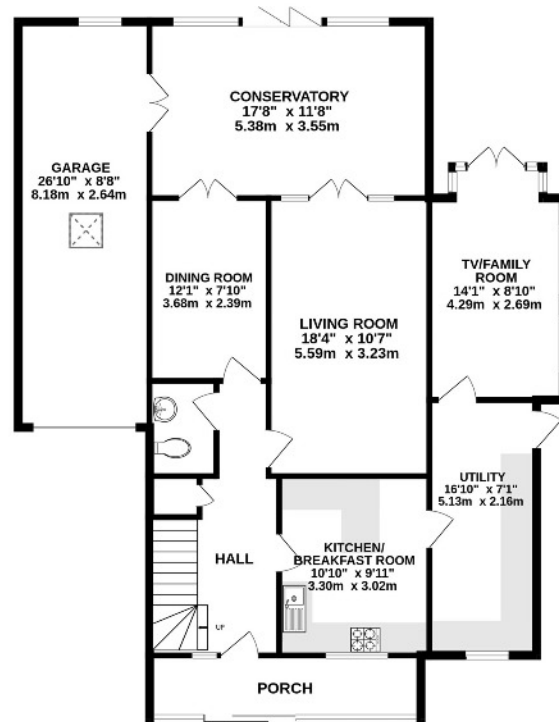
- Double Glazed Porch
- Entrance Hall
- Downstairs WC
- Living Room - 18'4" x 10'7" (5.59m x 3.23m)
- Dining Room - 12'1" x 7'10" (3.68m x 2.39m)
- Kitchen/Breakfast Room - 10'10" x 9'11" (3.30m x 3.02m)
- Utility Room - 16'10" x 7'1" (5.13m x 2.16m)
- TV/Family Room - 14'1" x 8'10" (4.29m x 2.69m)
- Conservatory - 17'8" x 11'8" (5.38m x 3.55m)
  
- Bedroom 1 - 12'7" x 11'5" (3.84m x 3.48m)
- Shower Room
- Bedroom 2 - 11'5" x 10'11" (3.48m x 3.33m)
- Bedroom 3 - 11'5" x 10'8" (3.48m x 3.25m)
- Bedroom 4 - 8'8" x 7'2" (2.64m x 2.18m)
- Family Bathroom - 8'4" x 7'2" (2.54m x 2.18m)
  
- Gym/Garden Room - 32'2" x 17'6" (9.80m x 5.34m)
- Garage - 26'10" x 8'8" (8.17m x 2.64m)
- Rear Garden - 140' (42.67m) approximately



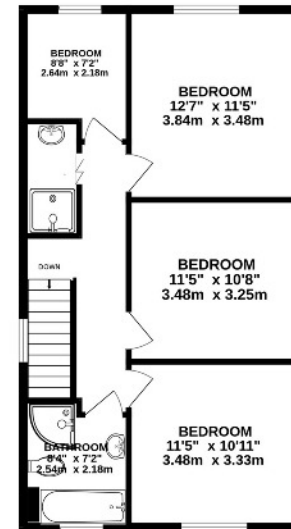




**Carshalton Road, Banstead**  
INTERNAL FLOOR AREA  
(APPROX.) 1970 sq ft/ 183.0 sq m.  
OUTBUILDING (GYM) 560 sq ft/ 52 sq m  
Garden extends to 140' (42.67m) approximately



GROUND FLOOR



FIRST 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		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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## Banstead office

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