



DUNNYMANS ROAD, BANSTEAD, SURREY, SM7

OFFERS IN EXCESS **£600,000**

FREEHOLD

Winkworth





DUNNYMANS ROAD

BANSTEAD, SURREY, SM7

THIS EXTENDED AND REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT

The property is set within a modern residential development between Banstead's popular High Street and Banstead Station. Banstead Village is a hugely popular location with a range of shops including a Waitrose and Marks and Spencer's Simply Food, restaurants, bars and amenities. The area offers excellent schools and superb road links with the A217 and M25 both being easily accessible.



DUNNYMANS ROAD

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Finished to a high specification, the ground floor comprises; entrance lobby with downstairs WC, large open plan kitchen/living/dining area, with island/breakfast bar, integrated appliances, high gloss units and quartz worktops, and sitting room to the rear with bi-fold doors opening into the garden, as well as a separate family room.

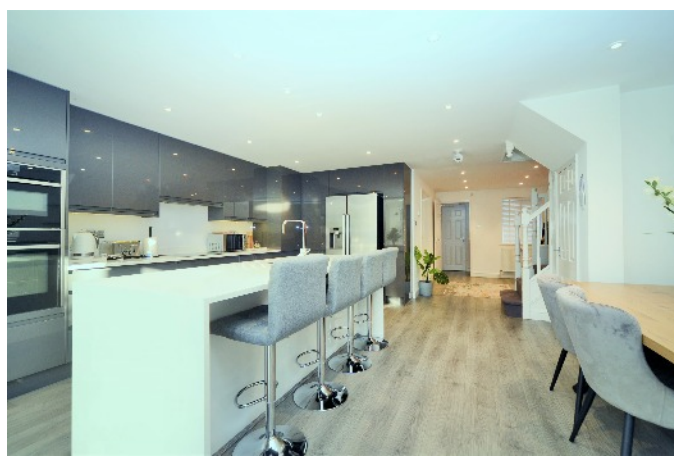
This is essentially the hub of the house, and is a great space for a busy family lifestyle, complete with a dining area.

The excellent finish continues upstairs, with three bedrooms all with fitted wardrobes, and a well appointed four piece family bathroom including a separate walk-in shower.

The attractive landscaped rear garden is low maintenance, with a patio adjacent to the bi-fold doors, a good specification artificial lawn, a children's tree house and shed for storage.

To the front, the block paved frontage allows off street parking for two cars.

This light and spacious property is immaculate throughout, and must be viewed to be appreciated.



BANSTEAD OFFICE

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AT A GLANCE...

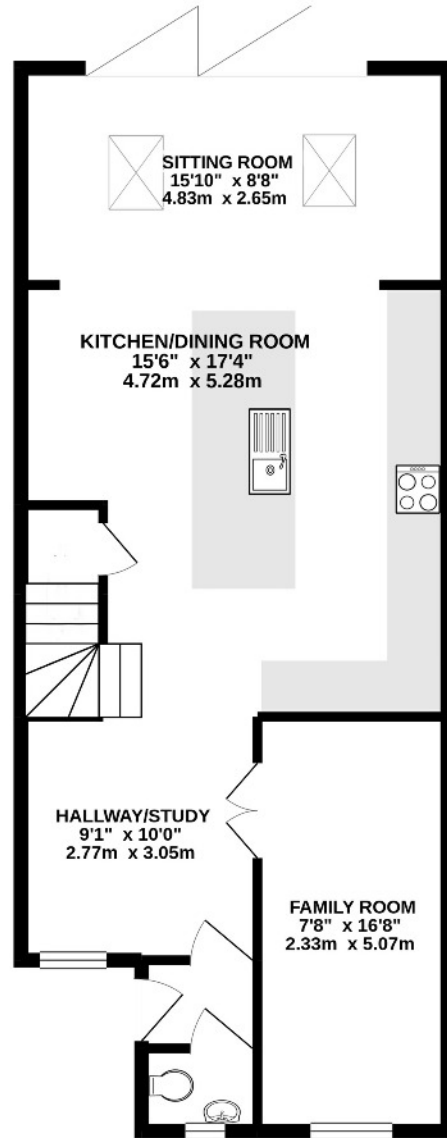
- Entrance Lobby
- Kitchen/Dining Room - 17'4" x 15'6" (5.28m x 4.72m)
- Sitting Room - 15'10" x 8'8" (4.83m x 2.65m)
- Family Room - 16'8" x 7'8" (5.07m x 2.33m)
- Hall/Study Area - 10' x 9'1" (3.05m x 2.77m)
- Downstairs WC

- Bedroom 1 - 14' x 9'9" (4.26m x 2.97m)
- Bedroom 2 - 11'11" x 9'10" (3.62m x 3.00m)
- Bedroom 3 - 10'2" x 7'5" (3.10m x 2.25m)
- Family Bathroom - 8'11" x 6'6" (2.72m x 1.99m)

- Rear Garden - 30' (9.14m)





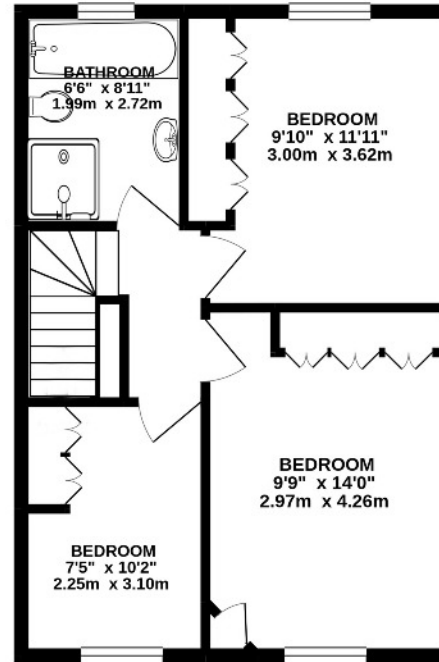


GROUND FLOOR

Dunnymans Road, Banstead

INTERNAL FLOOR AREA (APPROX.)
1150 sq ft/ 106.8 sq m

Garden extends to 30' (9.14m) approximately



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(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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See things differently.