



**FIR TREE ROAD,** BANSTEAD, SURREY, SM7

**£875,000**

FREEHOLD

**Winkworth**





## FIR TREE ROAD

BANSTEAD, SURREY, SM7

**THIS DELIGHTFUL THREE/FOUR BEDROOM  
DETACHED HOUSE IS LOCATED ON A VERY  
POPULAR RESIDENTIAL ROAD, WITHIN EASY  
REACH OF EPSOM DOWNS.**

Ideally situated for local shops and amenities, within walking distance to Epsom Downs Train Station, and minutes from Epsom Racecourse. Epsom Town Centre with its comprehensive selection of restaurants and shops, is just under 2 miles away. The occupies a good plot, and has the potential to be extended subject to the usual planning consents.



## FIR TREE ROAD BANSTEAD, SURREY, SM7

This charming 1930's detached house is offered with no onward chain.

The property briefly comprises; welcoming entrance hall/lobby, light and spacious through living room/family room with french doors affording a lovely view of the rear garden, separate front dining room, a kitchen/breakfast room to the rear with a range of high and low level units, ample worktop space, and a single door to the garden. A purposely converted double bedroom and ensuite shower room complete the ground floor.

The first floor offers three generous bedroom with built-in wardrobes in bedrooms one and two, all served by a family bathroom.

To the front of the property there is an ample driveway allowing parking for several vehicles as well as side access to the rear garden, and the detached garage.

The attractive rear garden has a private and secluded feel with mature hedge borders, and has a south east aspect. A patio adjacent to the house runs the width of the property, which is an ideal area for a BBQ and seating overlooking the lawn. The perimeter of the garden is framed by well stocked shrub beds.

This well proportioned family home is nicely presented throughout, and still offers excellent scope for further extension, subject to planning permission.

The area is 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

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### AT A GLANCE...

- Entrance Hall/Lobby
- Living Room - 14'1" x 10'5" (4.30m x 3.18m)
- Dining Room - 11'0" x 11'0" (3.35m x 3.35m)
- Family Room - 13'0" x 8'3" (3.95m x 2.52m)
- Kitchen/Breakfast Room - 12'10" x 9'7" (3.91m x 2.92m)
- Bedroom 4/Study - 13'0" x 7'1" (3.95m x 2.16m)
- Downstairs Shower Room - 8'11" x 6'0" (2.72m x 1.83m)
- Bedroom 1 - 11'1" x 11'0" (3.37m x 3.35m)
- Bedroom 2 - 12'6" x 9'2" (3.81m x 2.79m)
- Bedroom 3 - 10'9" x 7'5" (3.28m x 2.26m)
- Family Bathroom - 9' x 8'11" (2.95m x 2.72m)
- Garage - 15'0" x 9'6" (4.57m x 2.90m)
- Rear Garden - 80' (24.4m) approximately

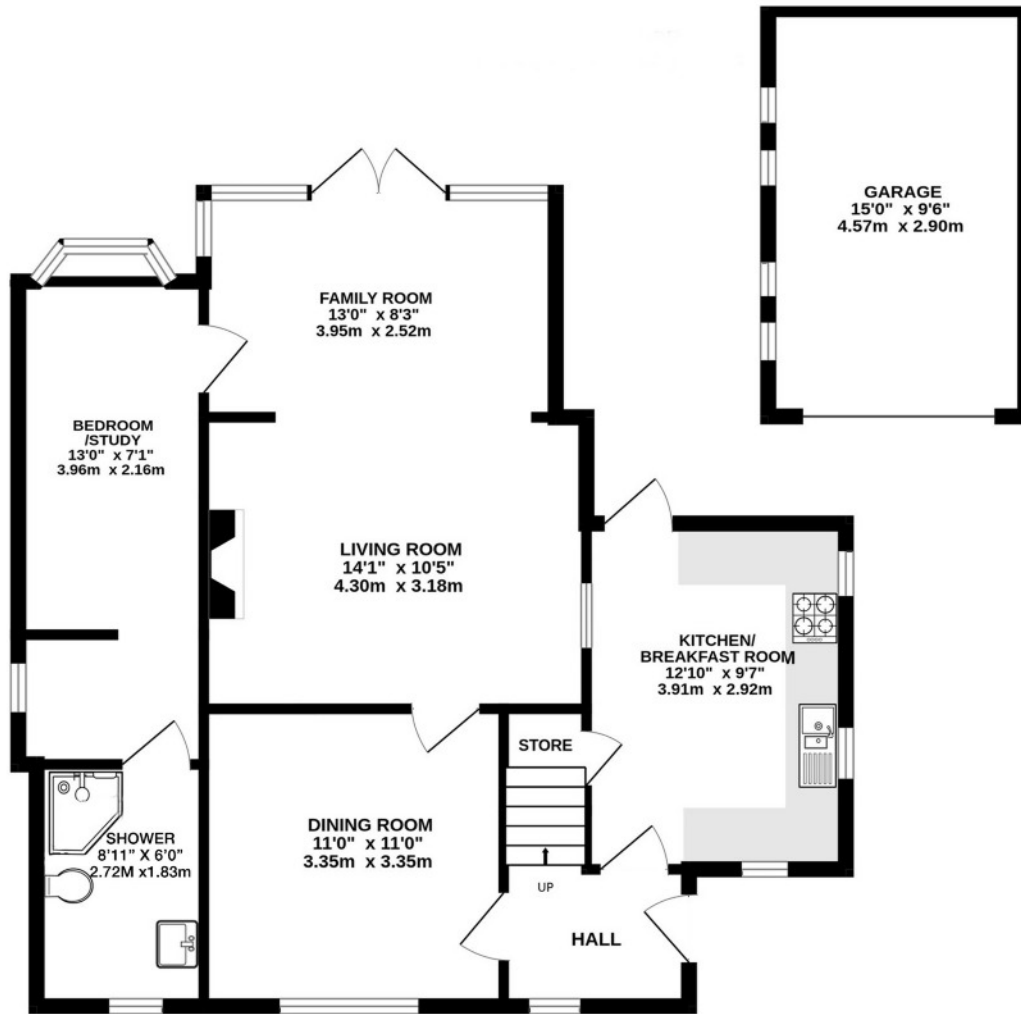




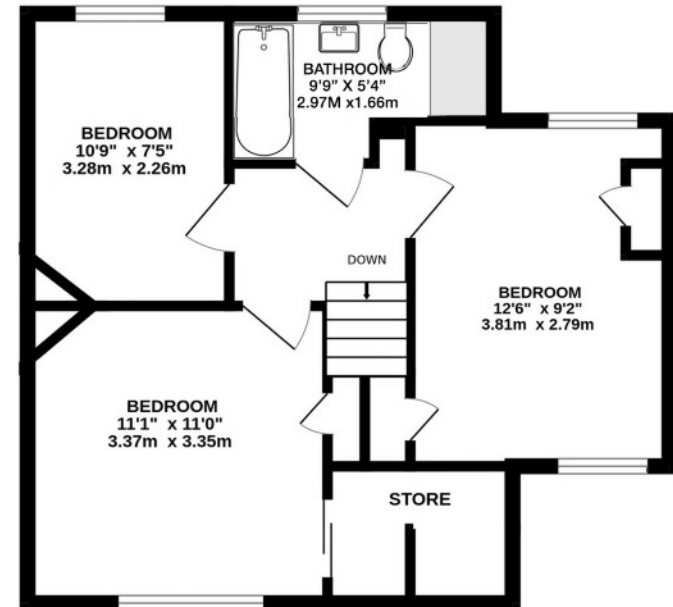
**Fir Tree Road,  
Banstead**

INTERNAL FLOOR AREA  
(APPROX.) 1208 sq ft/ 95.5 sq m  
Excluding Garage

Garden extends to 80' (24.4m) approx.



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