



**WELL HOUSE,** BANSTEAD, SURREY, SM7

OIEO **£525,000**

LEASEHOLD

**Winkworth**





## WELL HOUSE

BANSTEAD, SURREY, SM7

**A RARELY AVAILABLE FOUR BEDROOM  
TOWN HOUSE, WITH FLEXIBLE  
ACCOMMODATION, ARRANGED OVER  
THREE FLOORS.**

Banstead High Street with its excellent blend of local and national retailers, cafes and restaurants is within walking distance. Frequent bus services are available and provide access to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with its park café is close by, as are Banstead Downs and Cuddington Golf Courses.



## WELL HOUSE BANSTEAD, SURREY, SM7

Conveniently situated in a quiet development this purpose built town house offers well planned accommodation over three floors, with a clean neutral finish throughout.

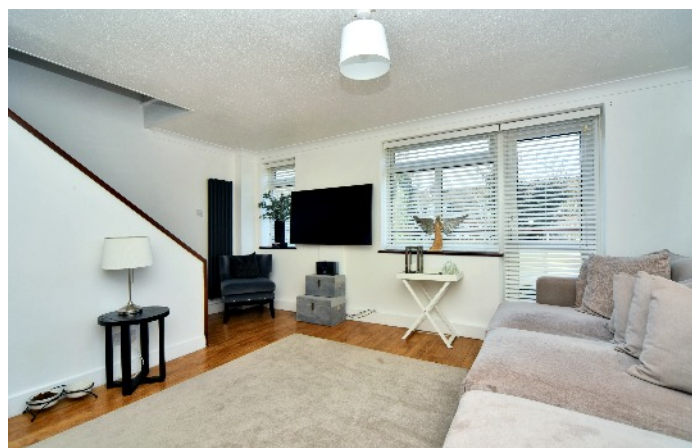
Once inside the generous amount of living space is apparent. The open plan living/dining room is on the first floor with its polished wood flooring and direct access to the balcony which affords a lovely view of the communal gardens. The ground floor comprises; a modern fitted kitchen adjacent to the dining area, with a range of integrated appliances, and second reception room/fourth bedroom, and a WC.

In addition to the living room, the first floor provides a generous double bedroom with built in wardrobes, and a shower room.

The principal bedroom with built-in wardrobes, and third bedroom are located on the second floor, and are served by a second shower room.

Other benefits include gas central heating, double glazing, and a useful garage.

The property has been well maintained, and includes a recently installed boiler, and would suit a range of buyers.



## BANSTEAD OFFICE

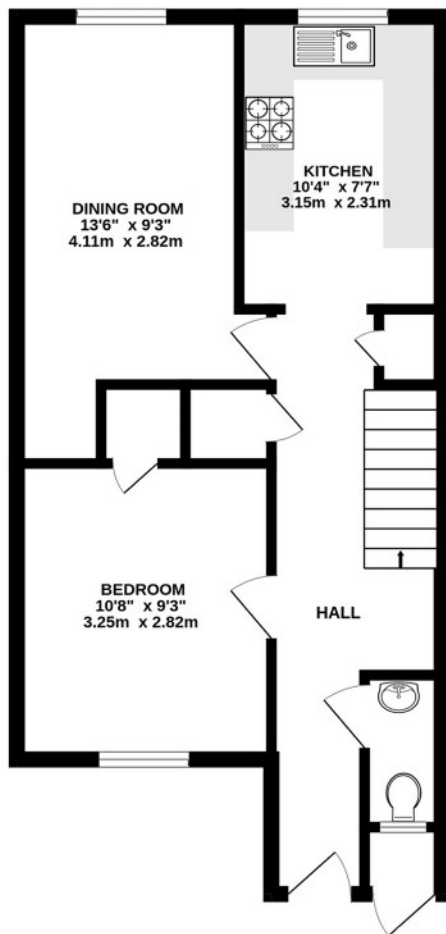
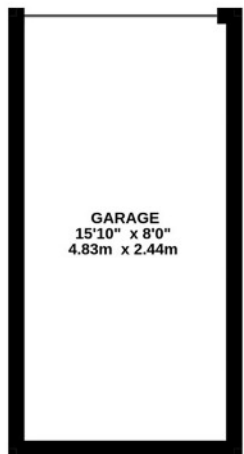
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### AT A GLANCE...

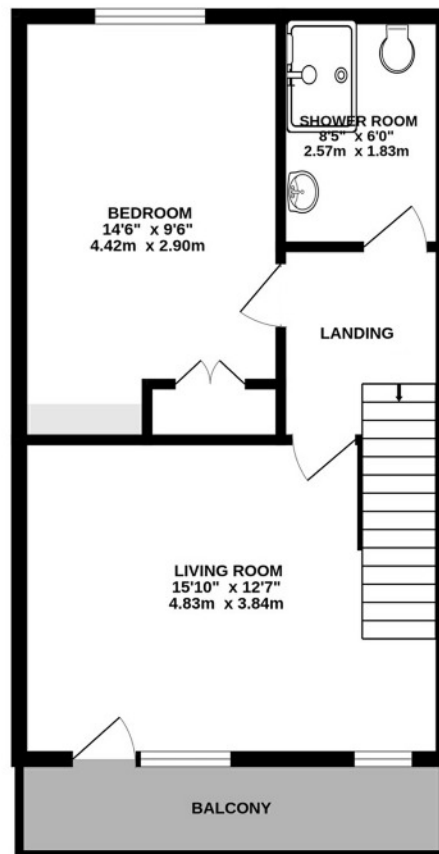
- Entrance Hall
- Living Room - 15'10" x 12'7" (4.83m x 3.84m)
- Balcony
- Dining Room - 13'6" x 9'3" (4.11m x 2.82m)
- Kitchen - 10'4" x 7'7" (3.15m x 2.31m)
- Bedroom 4 or Reception Room - 10'8" x 9'3" (3.25m x 2.82m)
- WC
  
- Bedroom 1 - 13'9" x 12'7" (4.19m x 3.84m)
- Shower Room 1
- Bedroom 2 - 14'6" x 9'6" (4.42m x 2.90m)
- Bedroom 3 - 13'6" x 9'2" (4.11m x 2.79m)
- Shower Room 2
  
- Garage
- Communal Gardens
- Council Tax - Band E



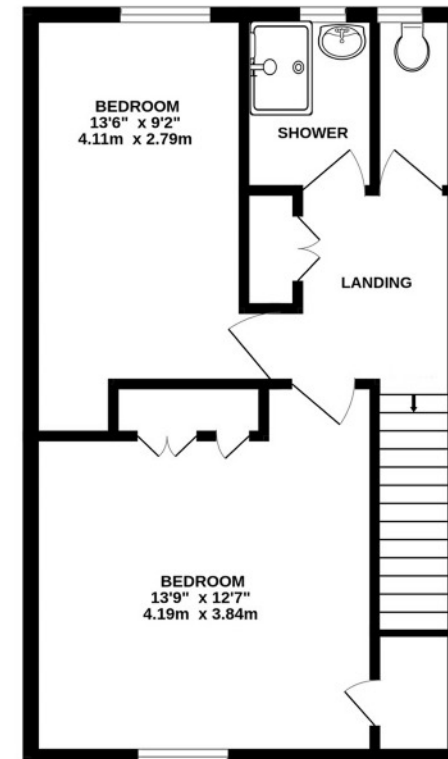




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		50	74
England, Scotland & Wales		EU Directive 2002/91/EC	

## Woodmansterne Lane, Banstead

INTERNAL FLOOR AREA (APPROX.) 1475 sq ft/ 137.0 sq m

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## Banstead office

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See things differently.