



TUMBLEWOOD ROAD, BANSTEAD, SURREY, SM7

£1,150,000 FREEHOLD

Winkworth





TUMBLEWOOD ROAD

BANSTEAD, SURREY, SM7

A WELL PRESENTED FIVE BEDROOM DETACHED HOUSE LOCATED IN A POPULAR TREE-LINED ROAD IN THE NORK AREA OF BANSTEAD

This deceptively spacious family house, has been well-maintained throughout. It is ideally located close to well-regarded schools and the green open spaces of Nork Park. A more comprehensive range of shopping can be found within easy reach at Nork Parade and Banstead High Street, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



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Having been well maintained over time by the owner, this attractive five bedroom detached house now combines charm and character with superb family accommodation in a much sought-after location.

The ground floor comprises; a double glazed porch, generous bright entrance hall with turning staircase, a principal rear reception room with a wonderful view of the garden, and adjacent study, another reception room to the front with bay window and feature fireplace, a large kitchen/breakfast room with a range of high and low level units and some integrated appliances, a useful utility room, and a downstairs cloakroom.

The first floor has five well proportioned double bedrooms. The principal bedroom and second bedroom both benefit from ensuites, with the three further double bedrooms served by the family shower room.

The delightful rear garden is an impressive 170 feet in length, with a good patio/seating area, pond feature, two lawned areas, and mature borders. The far end of the garden is screened by hedges and has a fabulous purpose built snooker/entertainment room measuring 480 sq/ft, with adjacent golf net.

To the front, the carriage driveway provides ample off street parking and access to the garage, and workshop. There is a small central raised shrub bed, all framed with mature hedges.

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 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
- Kitchen/Breakfast Room - 21'11" x 19'10" (6.69m x 6.04m)
- Living/Dining Room - 21'11" x 15'3" (6.69m x 4.64m)
- Sitting Room - 14'1" x 13'1" (4.30m x 4.00m)
- Study - 15'8" x 7'7" (4.78m x 2.30m)
- Utility
- Cloakroom

- Bedroom 1 - 13'0" x 12'0" (3.95m x 3.66m)
- Ensuite Bathroom
- Bedroom 2 - 12'5" x 11'11" (3.79m x 3.64m)
- Ensuite Shower
- Bedroom 3 - 13'7" x 12'5" (4.14m x 3.79m)
- Bedroom 4 - 10'6" x 10'5" (3.20m x 3.18m)
- Bedroom 5 - 10'5" x 8'10" (3.18m x 2.68m)
- Family Shower Room

- Snooker Room - 24'7" x 19'6" (7.50m x 5.94m)

- Garage - 13'1" x 8'1" (4.00m x 2.47m)
- Workshop - 11'8" x 7'7" (3.55m x 2.30m)
- Rear Garden - 170' (51.82m) approximately





TUMBLEWOOD ROAD

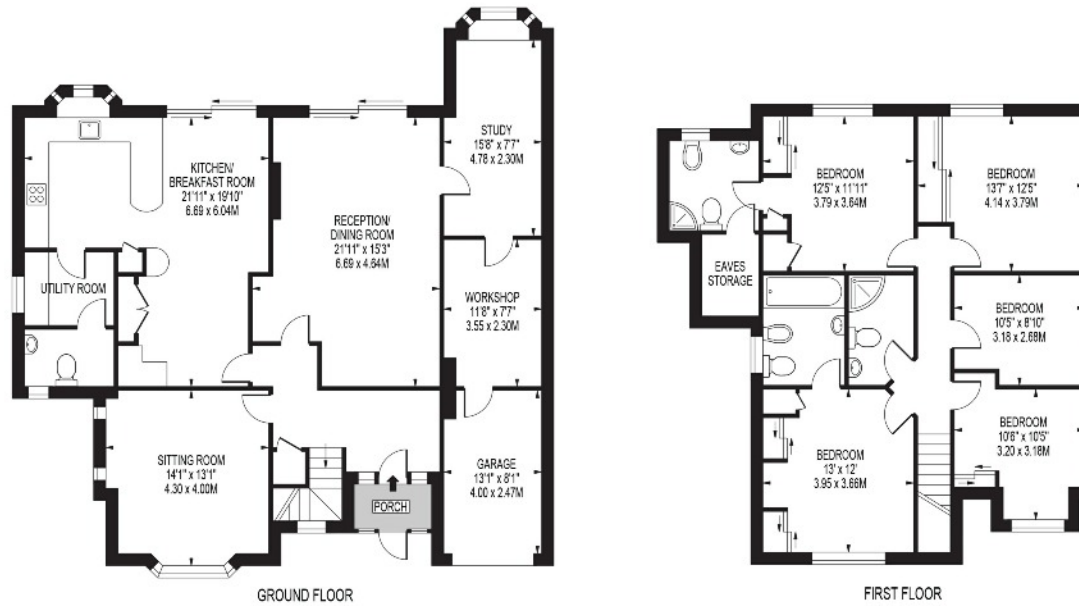
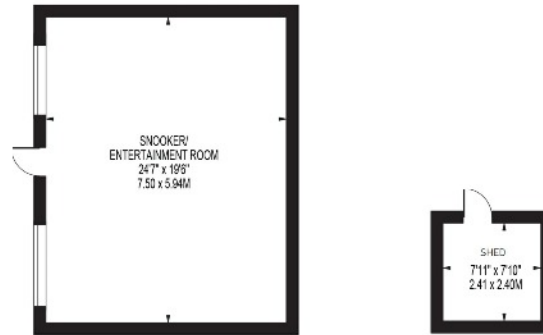
APPROXIMATE GROSS INTERNAL FLOOR AREA: **2318 SQ FT - 215.36 SQ M**
 (INCLUDING GARAGE, EAVES STORAGE, EXCLUDING STORE, SNOOKER ROOM & ENTERTAINMENT ROOM)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **30 SQ FT - 2.80 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **106 SQ FT - 9.88 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF STORE: **62 SQ FT - 5.78 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF SNOOKER ROOM & ENTERTAINMENT ROOM: **480 SQ FT - 44.55 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(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.