



Spacious family home with versatile accommodation

exclusive to

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Winkworth Road  
Banstead  
Surrey  
SM7 2JW

Banstead Village a 10 minute walk  
London by rail 50 minutes from Banstead  
or change at Sutton 25 minutes  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

Located in this elevated position is this extended and well-presented family home which offers versatile accommodation throughout with well thought out entertaining areas.

- | Hallway
- | Sitting Room
- | Study/Fourth Bedroom
- | Utility Room
- | Downstairs Cloakroom
- | Family Room
- | Kitchen - Diner
- | Three Bedrooms
- | En-Suite Shower Room
- | Family Bathroom
- | Garage/Hobbies Room
- | Garden

OIEO £645,000







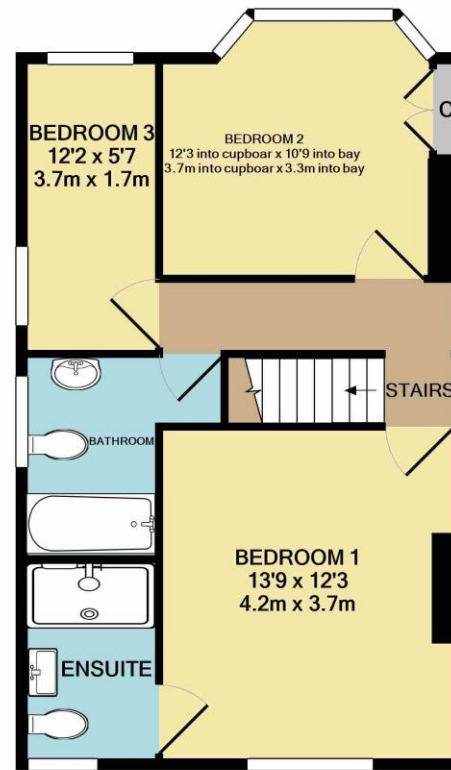
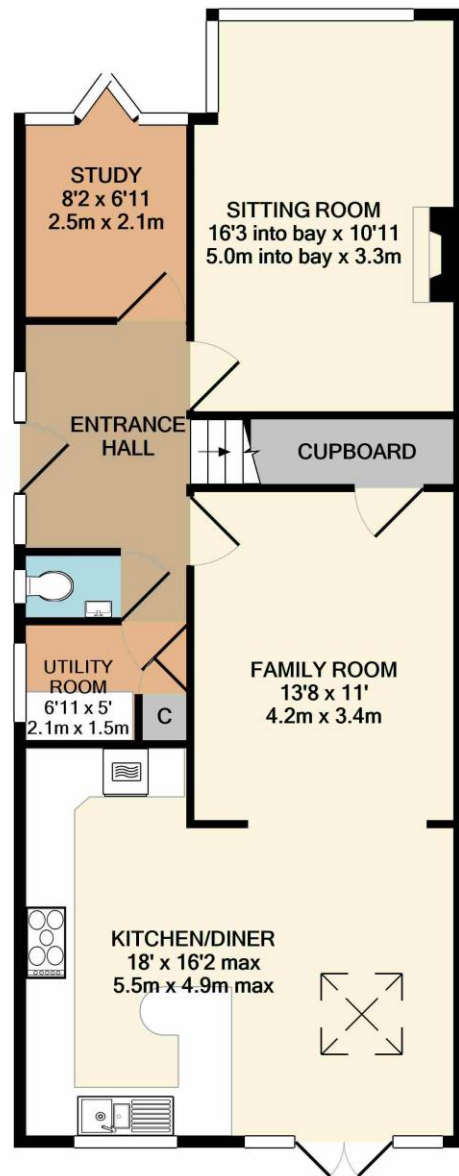
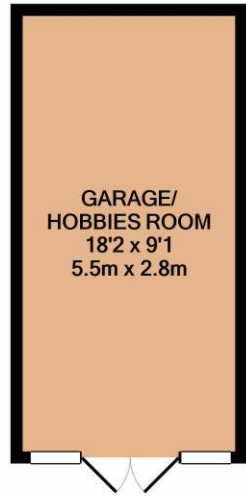
The property is well located with easy access to the amenities within the village including a number of restaurants and High Street shops including Waitrose Supermarket and Marks and Spencer Simply Food. Banstead Station is just over half a mile away with services to London Victoria and there are bus services to neighbouring towns including Sutton, Epsom and Reigate. The A217 is easily accessed providing an arterial route to the M25 at Junction 8 (Reigate Hill).

This attractive semi-detached house has been carefully refurbished over recent years. The house is beautifully presented throughout combining character features and contemporary finishes with great effect. The three/four bedroom interior provides ideal family spaces that includes a stunning contemporary fitted kitchen with granite worktops, two spacious reception rooms and a generously sized family bathroom. A viewing is highly recommended to avoid disappointment.



Three/Four Bedroom Semi-Detached Family Home | Contemporary Open Planned Kitchen With Miele Appliances And Quooker Hot Tap | Spacious Sitting Room With Feature Open Fire | Luxurious En-Suite To Master Bedroom With Under Floor Heating | Hive Controlled Heating System | Utility Room | Generous Family Bathroom | Garage/Hobbies Room With Power And Storage | Ample Amount Of Parking To Front | All Weather Covered Hot Tub And Above Ground Pool (removable)





**TOTAL FLOOR AREA**  
1465 SQ FT / 136.1 SQ M

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	80 57
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

Residential Lettings  
All Areas  
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