

Winkworth Road Banstead, Surrey SM7 2QL

*** Viewings by appointment Saturday 22nd Of May *** An opportunity to acquire a characterful THREE BEDROOM semi detached home requiring some modernisation located in Banstead Village. The property benefits from a large south facing garden Lounge, Dining Room, fitted Kitchen, bathroom, replacement double glazed windows, gas central heating and OFF STREET PARKING. The property also has the potential to be extended (S.T.P.C) and all is within walking distance of Banstead High Street and Mainline Station. SOLE AGENTS. NO CHAIN

Offers In Excess Of £550,000 - Freehold



PORCH

Steps leading up to a recessed porch giving access to:

FRONT DOOR

Original hardwood front door with stain glass window and an original stain glass window to the side, giving access through to:

ENTRANCE HALL

Staircase to the first floor with understairs storage cupboard housing gas meter and fuse board. Picture rail. Radiator.

LOUNGE

3.988 x 3.809 (13'1" x 12'5")

Picture rail. Replacement double glazed windows to the front. Radiator. Fireplace feature with tiled hearth and electric fire.

DINING ROOM

3.627 x 3.392 (11'10" x 11'1")

Picture rail. Fireplace feature with a wooden mantle and surround, tiled insert and electric fire. Radiator. Doors giving access to the conservatory/lean-to.

KITCHEN

3.018 x 2.052 (9'10" x 6'8")

Roll edge work surface incorporating stainless steel sink drainer. Spaces for washing machine, dishwasher, fridge and freezer. Obscured double glazed window to the side. Door leading to lean-to.

LEAN-TO

5.622 x 1.800 (18'5" x 5'10")

Single pane glass windows enjoying a pleasant outlook to the rear garden. Tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with obscured stained glass double glazed window. Access to the loft.

BEDROOM ONE

4.038 x 3.328 (13'2" x 10'11")

Picture rail. Replacement double glazed window to the front. Built in wardrobe with sliding mirror doors.

BEDROOM TWO

3.643 x 3.399 (11'11" x 11'1")

Picture rail. Cupboard housing the combination boiler. Double glazed window to the rear.

BEDROOM THREE

2.521 x 2.118 (8'3" x 6'11")

Picture rail. Radiator. Double glazed window to the front.

FAMILY BATHROOM

2.532 x 2.109 (8'3" x 6'11")

Corner coloured bath suite. Low level WC. Bidet. Wash hand basin with vanity cupboard. Obscured double glazed window to the side and rear. Radiator.

OUTSIDE

FRONT

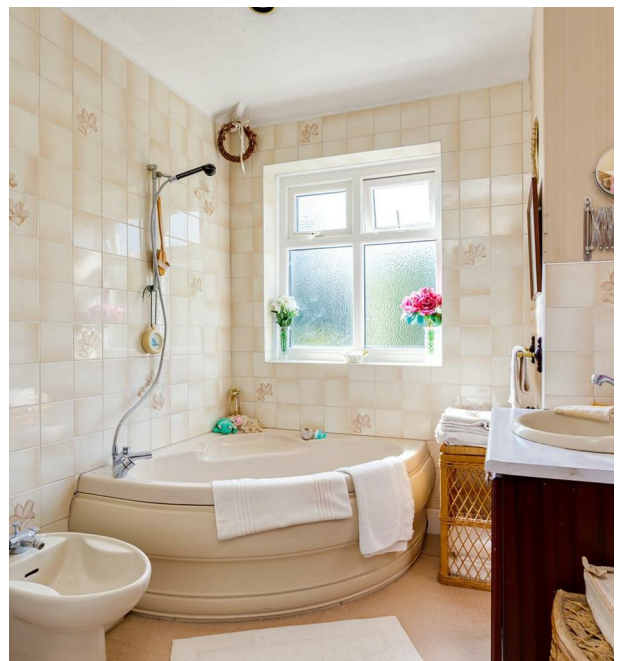
There is off street parking for one vehicle and an area of lawn. However, there is potential for the driveway to be increased.

FEATURE SOUTH FACING REAR GARDEN

Large rear garden which is mainly laid to lawn with mature trees and flower/shrub borders. Side access to the:

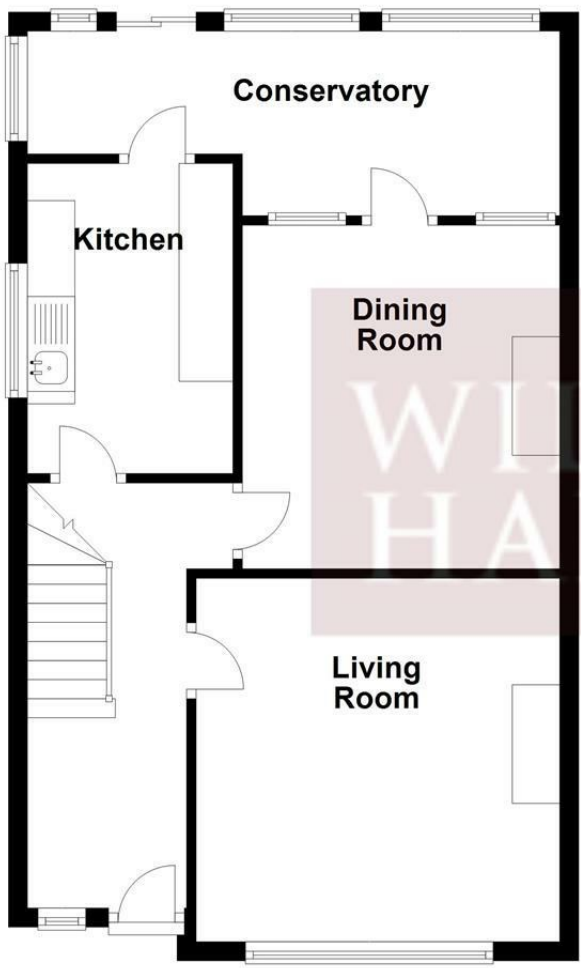
ORIGINAL GARAGE

Currently used for storage. Please note this garage is made from pre-fabricated asbestos with asbestos roof.



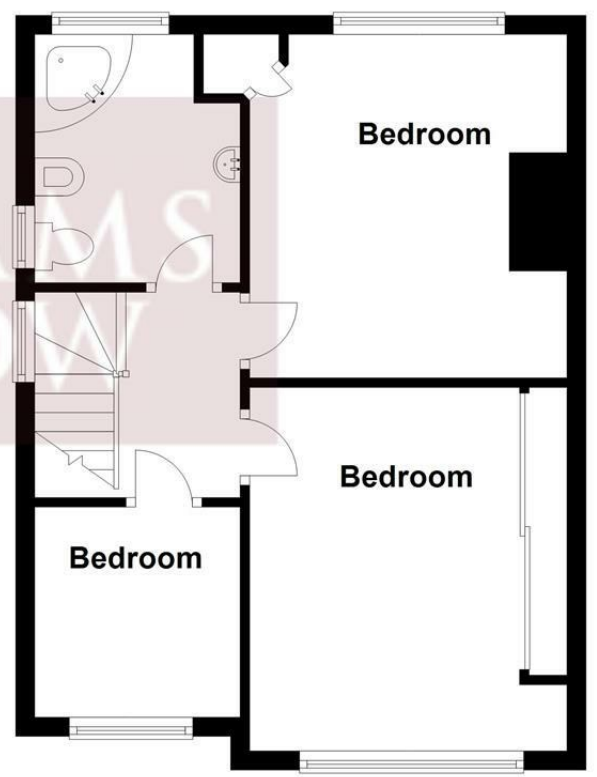
Ground Floor

Approx. 53.2 sq. metres (572.7 sq. feet)

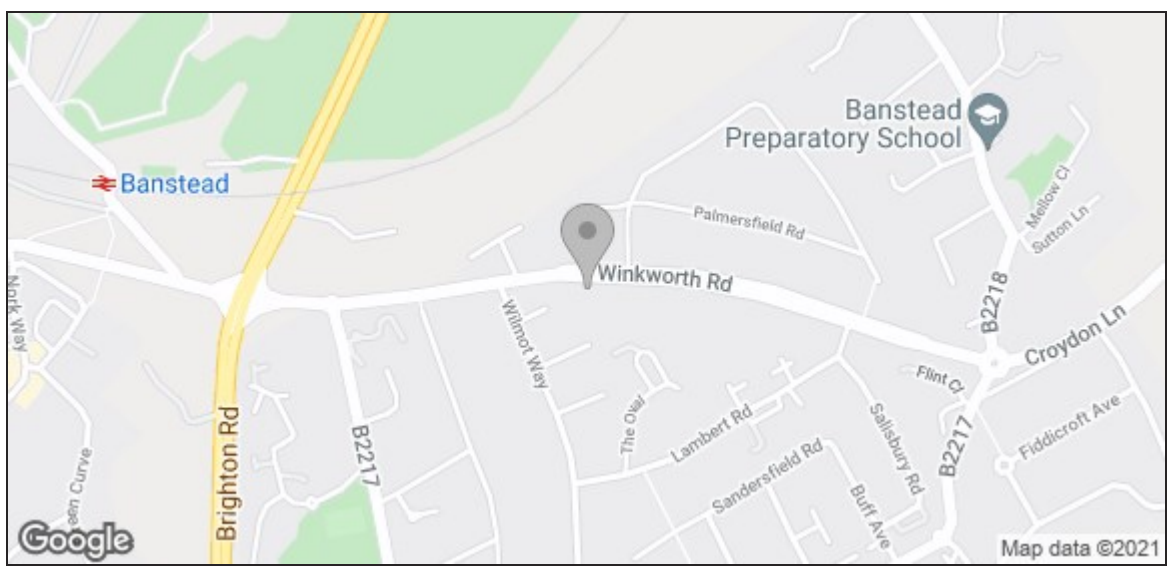


First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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