



THE TRACERY, BANSTEAD, SURREY, SM7

£550,000

LEASEHOLD

Winkworth





THE TRACERY

BANSTEAD, SURREY, SM7

**A NICELY PRESENTED THREE BEDROOM
TERRACED HOUSE WITH ADDITIONAL
DRESSING ROOM, GARAGE, WITHIN EASY
REACH OF BANSTEAD VILLAGE.**

The Tracery is a development set back from Park Road and is within a short walk of Banstead High Street, which offers an excellent selection of shops including Waitrose Supermarket and Marks & Spencer Simply Food. Also close to local bus services providing transport to neighbouring towns including Epsom, Sutton and Reigate.



THE TRACERY

BANSTEAD, SURREY, SM7

Offered to the market with no onward chain, this lovely property has been well maintained throughout.

Situated within a highly sought after location with views across to The Lady Neville Recreation Ground close to Banstead Village, is this bright and deceptively spacious property, which comprises; entrance hall, cloakroom, double aspect living room with access to the rear garden, a separate dining room and a kitchen.

Upstairs the main bedroom has an adjoining dressing room/bedroom four, together with two further generous sized bedrooms, all of which have built-in wardrobes, and a modern shower room.

The rear garden has a southerly aspect and is paved for ease of maintenance with small flower and shrub beds. There is a brick-built utility/store and a rear gate giving access to the garage block, and there is also ample visitor parking. The property also benefits from both gas heating and double glazing.

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 and fine walks



BANSTEAD OFFICE

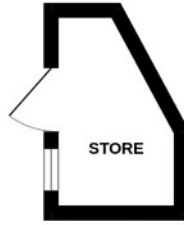
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AT A GLANCE...

- Entrance Lobby
 - Cloakroom
 - Living Room - 19'8" x 11'10" (5.99m x 3.60m)
 - Dining Area - 15'4" x 14'9" (4.67m x 4.50m)
 - Kitchen - 13'2" x 7'2" (4.01m x 2.18m)
 - Bedroom 1 - 12'7" x 12'5" (3.84m x 3.78m)
 - Dressing Room - 10'0" x 6'0" (3.05m x 1.83m)
 - Bedroom 2 - 12'6" x 9'9" (3.81m x 2.97m)
 - Bedroom 3 - 13'1" x 7'3" (3.99m x 2.21m)
 - Shower Room - 8'6" x 7'6" (2.59m x 2.29m)
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- Garden - 35' (10.68m)
 - Garage



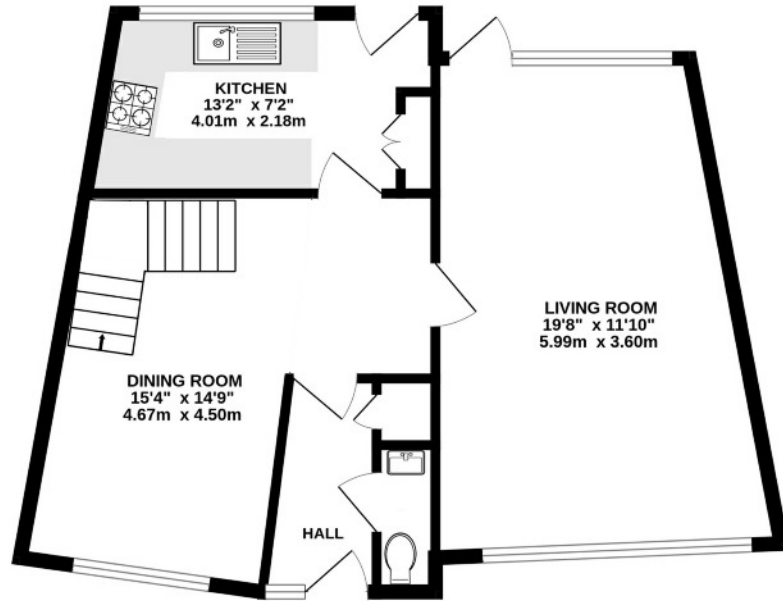




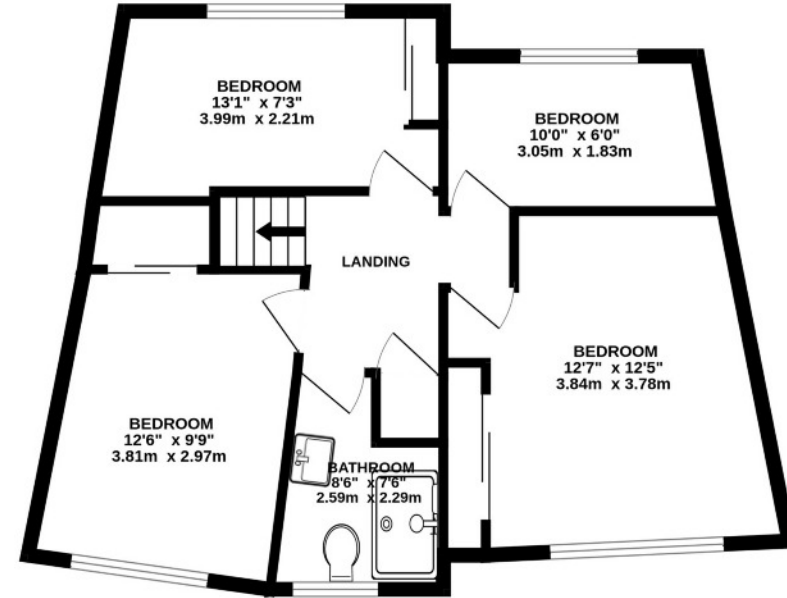
The Tracery, Banstead

INTERNAL FLOOR AREA
(APPROX.) 1135 sq ft/ 105.44 sq m
Excluding outbuilding

Garden extends to 35' (10.68m) approximately



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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