



MANOR WAY, BANSTEAD, SURREY, SM7

£525,000

FREEHOLD

Winkworth





MANOR WAY
BANSTEAD, SURREY, SM7

**THIS IMMACULATELY PRESENTED THREE
BEDROOM TERRACED HOUSE IS LOCATED ON
A VERY POPULAR ROAD IN THE
WOODMANSTERNE AREA OF BANSTEAD.**

Ideally situated for local shops and amenities, and within the catchment for well-regarded local schools. Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. The property also has been thoughtfully extended and modernised by the current owners.



MANOR WAY
BANSTEAD, SURREY, SM7

This beautifully presented terraced house offers bright and spacious accommodation, with a fantastic contemporary finish throughout.

The ground floor briefly comprises; welcoming hallway, front living room with feature fireplace, an open plan kitchen/dining room to the rear, with modern fitted kitchen including granite worktops and integrated appliances, and french doors that open into the conservatory which affords a lovely view of the landscaped garden.

Upstairs the first floor provides two double bedrooms with fitted wardrobes, a well-appointed family size shower room, and a further large single bedroom.

Outside the property has an attractive frontage with a resin driveway providing off street parking for two cars. The attractive rear garden has a large decked area adjacent to the house, with a lawn, a raised pond/water feature, and a selection of mature shrubs. A pathway leads to the large detached garage at the end of the garden, which has been converted into a home office and gym with power and lighting, and is hard wired for the internet and Sky TV. The remainder is used for storage and can also be accessed via the service road at the rear.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits can be enjoyed.

BANSTEAD OFFICE

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AT A GLANCE...

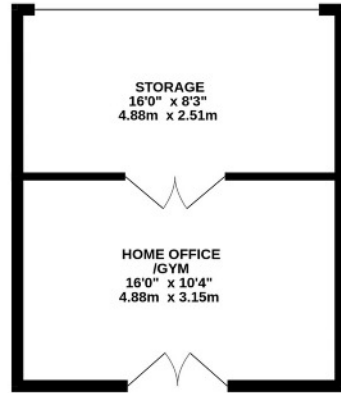
- Entrance Hall
- Living Room - 12'4" x 12'0" (3.76m x 3.66m)
- Kitchen - 10'7" x 6'3" (3.23m x 1.91m)
- Dining Room - 12'4" x 10'7" (3.76m x 3.22m)
- Conservatory - 10'2" x 7'3" (3.09m x 2.21m)

- Bedroom 1 - 11'4" x 11'4" (3.46m x 3.46m)
- Bedroom 2 - 10'10" x 10'8" (3.30m x 3.25m)
- Bedroom 3 - 8'3" x 6'10" (2.51m x 2.08m)
- Family Shower Room - 7'3" x 6'0" (2.21m x 1.83m)

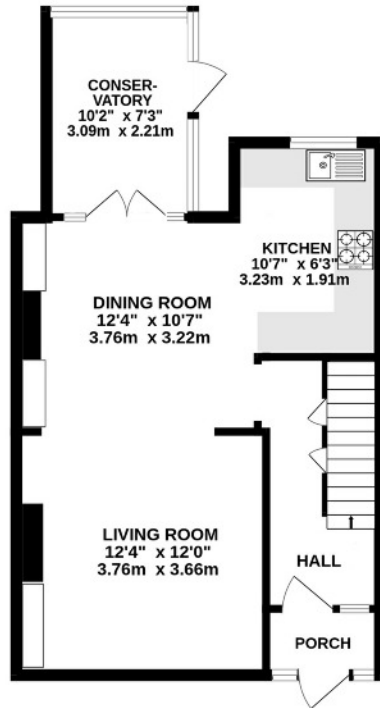
- Home Office/Gym - 16'0" x 10'4" (4.88m x 3.15m)
- Storage - 16'0" x 8'3" (4.88m x 2.51m)
- Rear Garden - 65' (19.81m) approximately



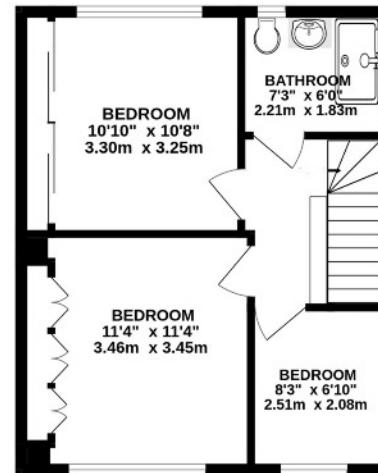




Manor Way, Banstead
INTERNAL FLOOR AREA
 (APPROX.) 1205 sq ft/ 112.0 sq m
 Including Outbuilding
 Garden extends to 65' (19.81m) approx.



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+) A		<div style="text-align: center;"> 90 72 </div>
(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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Winkworth

See things differently.