



NORTH ACRE, BANSTEAD, SURREY, SM7

£750,000

FREEHOLD

Winkworth





NORTH ACRE

BANSTEAD, SURREY, SM7

**THIS BRIGHT AND SPACIOUS EXTENDED
DETACHED FOUR BEDROOM HOUSE
WHICH BENEFITS FROM A LARGE UTILITY
ROOM AND SNUG, IS LOCATED IN A MUCH
SOUGHT AFTER LOCATION, WITHIN
WALKING DISTANCE OF BANSTEAD HIGH
STREET.**

Situated in an established residential position being within easy reach of Banstead High Street with its blend of local and national retailers. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with its park café is close by, as are Banstead Downs and Cuddington Golf Courses.



NORTH ACRE BANSTEAD, SURREY, SM7

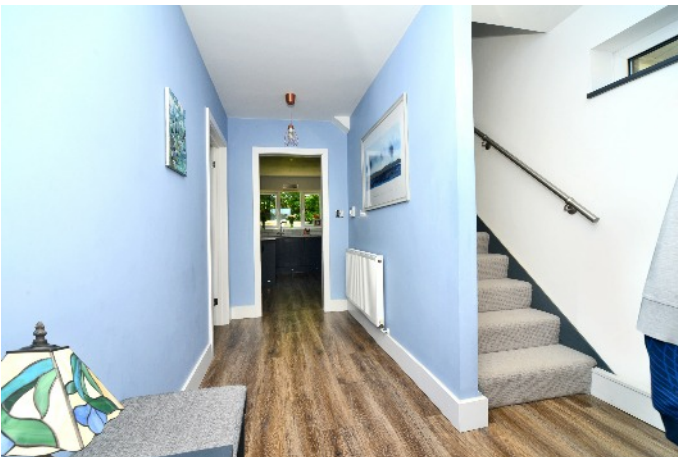
This deceptively bright and spacious four bedroom detached family home has been thoughtfully modernised and provides a generous utility space downstairs.

The large welcoming hallway with ground floor wc leads to the open plan kitchen/diner with an excellent range of fitted base and wall units comprising of a fitted oven, hob, microwave, dishwasher and wine cooler. The sink houses an instant hot water tap. There is direct access via sliding doors to the rear garden, one of the largest gardens in this sought after road a stone's throw from Banstead High Street. The good sized living room has a feature fireplace and a large front aspect window.

On the first floor the main bedroom has fitted full height wardrobes to one wall, there are two further double bedrooms both with built in wardrobes and a good sized single bedroom. The refurbished family bathroom has a contemporary white suite with tiled surrounds offering both a bath and shower cubicle and under-floor heating.

Outside, the open plan frontage is lawned with the prospect of a driveway. The rear garden measures approximately 87' in length and is lawned, has a paved patio and offers a good degree of privacy. There is a personal door to a double garage with power and lighting together with an up and over garage door which can also be accessed down the side of the property.

This property is located towards the end of a popular cul de sac and also benefits from both gas heating and double glazing.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Downstairs WC
- Living Room - 14'0" x 12'10" (4.27m x 3.91m)
- Kitchen/Dining Room - 21'3" x 13'0" (6.48m x 3.96m)
- Utility - 11'2" x 9'3" (3.40m x 2.82m)
- Snug - 9'2" x 7'9" (2.79m x 2.37m)

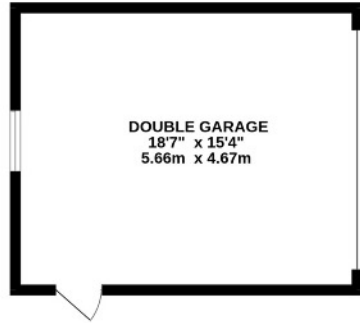
- Bedroom 1 - 14'6" x 10'8" (4.42m x 3.26m)
- Bedroom 2 - 12'10" x 10'3" (3.91m x 3.12m)
- Bedroom 3 - 10'5" x 8'0" (3.18m x 2.44m)
- Bedroom 4 - 9'9" x 6'5" (2.97m x 1.96m)
- Bathroom - 7'8" x 6'5" (2.34m x 1.96m)

- Double Garage - 18'7" x 15'4" (5.66m x 4.67m)
- Rear Garden - 87' (26.5m) approximately
- Electric Car Charging Point

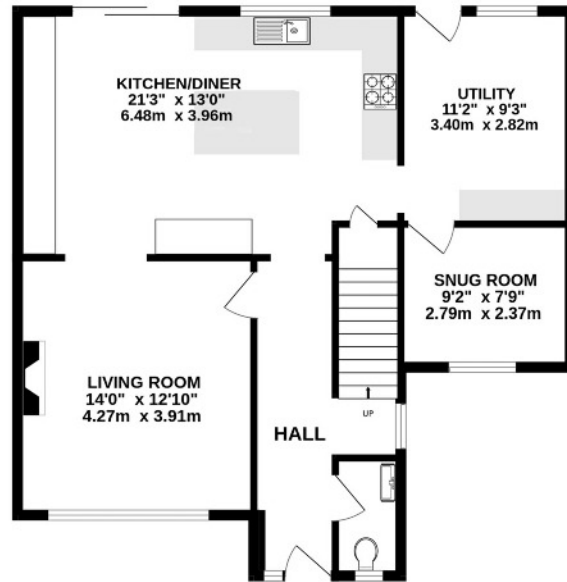
- Council Band F



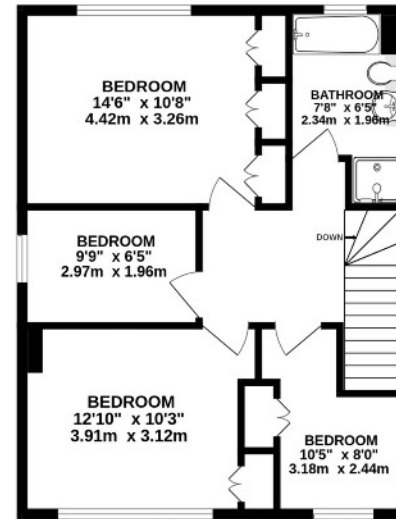




North Acre, Banstead
 INTERNAL FLOOR AREA (APPROX.) 1360 sq ft/ 126.3 sq m
 Excluding Double Garage
 Garden extends to 87' (26.5m) approx.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	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			
		47	69
England, Scotland & Wales		EU Directive 2002/91/EC	



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See things differently.