



**COLCOKES ROAD**, BANSTEAD, SURREY, SM7 **£1,050,000** FREEHOLD

**Winkworth**





## COLCOKES ROAD

BANSTEAD, SURREY, SM7

**THIS OLDER STYLE DETACHED FOUR BEDROOM HOUSE IS LOCATED IN A MUCH SOUGHT AFTER TREE-LINED ROAD, 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.



**COLCOKES ROAD**  
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Ideally located in a popular tree-lined, this sought after family home must be viewed to be appreciated.

The well planned accommodation comprises; a large entrance porch, hallway, bright and spacious double aspect living room with double doors leading to the dining and family room which provides direct access to the rear garden, kitchen, utility room and cloakroom to the ground floor.

On the first floor the main and second bedrooms have large walk-in eaves areas which offer the scope to create an en-suite. There are two further double bedrooms and a family bathroom.

Outside to the front of the property there is a walled front garden and a driveway providing off road parking which leads to an attached garage. Side access takes you to the well-established westerly facing rear garden, which measures approximately 140' in length. It is laid mainly to lawn and is well screened with mature hedging. There is a patio area adjacent to the property.

The property offers the potential to extend (subject to necessary planning permission).



## BANSTEAD OFFICE

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### AT A GLANCE...

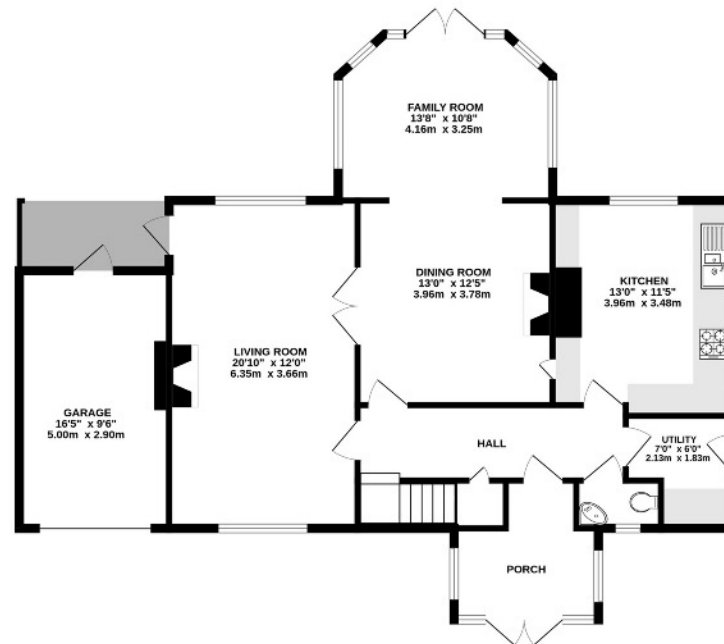
- Entrance Hall
- Downstairs WC
- Living Room - 20'10" x 12'0" (6.35m x 3.66m)
- Dining Room - 13'0" x 12'5" (3.96m x 3.78m)
- Family Room - 13'8" x 10'8" (4.16m x 3.25m)
- Kitchen - 13'0" x 11'5" (3.96m x 3.48m)
- Utility - 7'0" x 6'0" (2.13m x 1.83m)
- Bedroom 1 - 15'5" x 12'10" (4.70m x 3.91m)
- Walk-In Eaves - 13'0" x 6'0" (3.96 x 1.83)
- Bedroom 2 - 18'0" x 7'10" (5.49m x 2.39m)
- Bedroom 3 - 11'6" x 11'6" (3.51m x 3.51m)
- Bedroom 4 - 12'10" x 9'2" (3.91m x 2.79m)
- Bathroom - 6'7" x 6'0" (2.01m x 1.83m)
- Garage - 16'5" x 9'6" (5.00m x 2.90m)
- Rear Garden - 140' (42.67m) approximately
- Council Band: G







FIRST FLOOR



GROUND FLOOR

Colcokes Road, Banstead

INTERNAL FLOOR AREA (APPROX.) 1950 sq ft/ 181.0 sq m

Garden extends to 140' (42.67m) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>56</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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