



**WARREN ROAD,** BANSTEAD, SURREY, SM7

**£735,000**

FREEHOLD

**Winkworth**





## WARREN ROAD

BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS DETACHED HOUSE THAT OFFERS FOUR BEDROOMS AND TWO BATHROOMS, SITUATED IN A QUIET TREE-LINED ROAD.**

Situated in the Nork area of Banstead and within easy reach of well-regarded schools, including Warren Mead Juniors and Infants, it is also conveniently located for local shops, amenities and Epsom Downs Station. Banstead High Street and Epsom Town Centre, are a short distance away.



**WARREN ROAD**  
BANSTEAD, SURREY, SM7

Offered to the market for the first time since new in 1961, this charming detached property offers flexible accommodation and makes the most of the abundance of natural light.

The welcoming hallway creates a great first impression, and leads into the front living room with its feature fireplace, dining room to the rear with french doors opening into the conservatory which affords a lovely view of the garden. The adjacent kitchen has a range of eye and low level units, ample worktop space and a single door to the garden. A downstairs bedroom and bathroom complete the ground floor.

The first floor provides two double bedrooms with fitted wardrobes in the principal bedroom, a further single bedroom, and a shower room.

The delightful rear garden wraps around the rear of the property with a small patio adjacent to the conservatory, a lawned area, framed by mature colourful shrub borders. The front block paved driveway allows for off street parking, and access to the garage and workshop.

All in all a lovely house in a very convenient location, close to well regarded schools for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside and fine walks and where sporting pursuits such as golf and horse riding can be enjoyed.



## BANSTEAD OFFICE

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### AT A GLANCE...

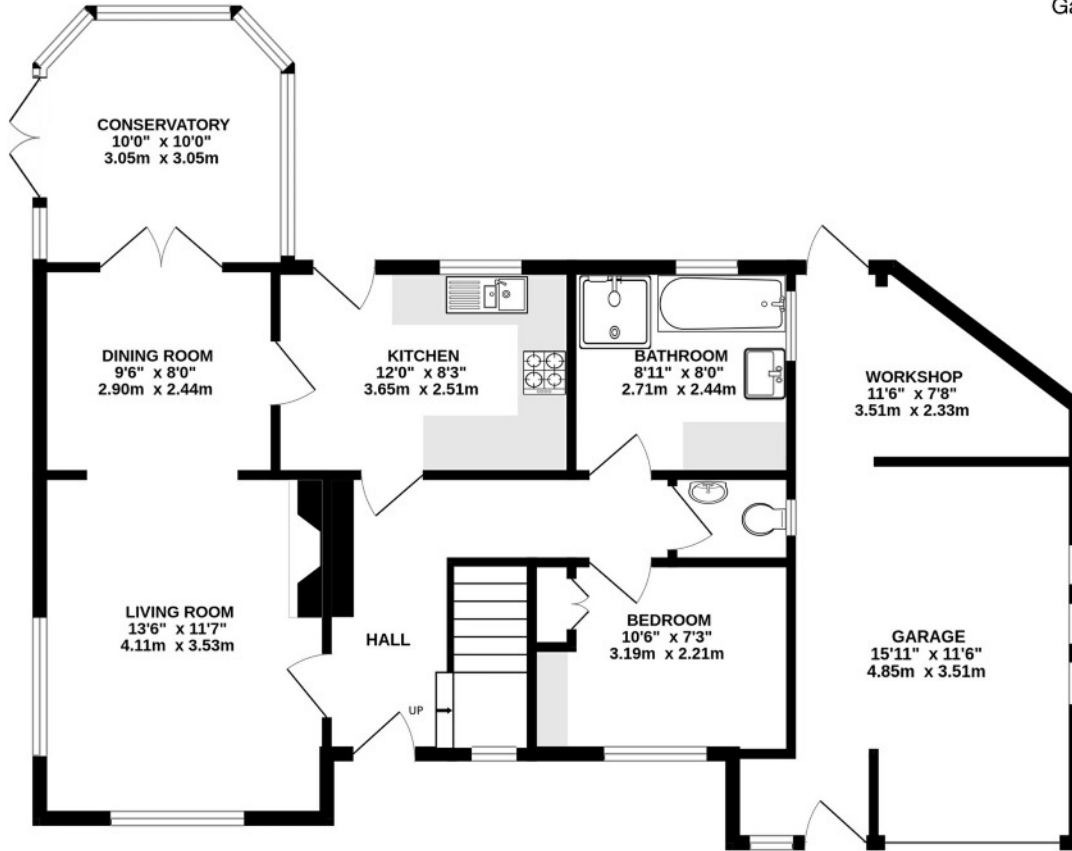
- Entrance Hall
- Living Room - 13'6" x 11'7" (4.11m x 3.53m)
- Dining Room - 9'6" x 8'0" (2.90m x 2.44m)
- Kitchen - 12'0" x 8'3" (3.65m x 2.51m)
- Conservatory - 10'0" x 10'0" (3.05m x 3.05m)
- Downstairs Bedroom - 10'6" x 7'3" (3.19m x 2.21m)
- Downstairs Bathroom - 8'11" x 8'0" (2.71m x 2.44m)
- Bedroom 1 - 11'10" x 11'7" (3.61m x 3.53m)
- Bedroom 2 - 12'1" x 10'8" (3.68m x 3.25m)
- Bedroom 3 - 11'0" x 6'10" (3.35m x 2.08m)
- Shower Room
- Garage - 9'6" x 7'9" (2.89m x 2.34m)
- Rear Garden - 58' (17.67m) approximately



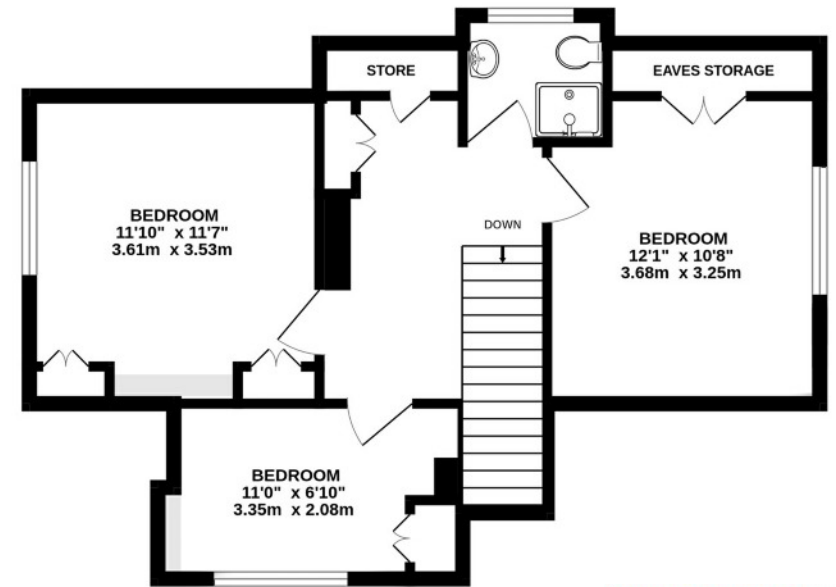


**Warren Road, Banstead SM7 1LB**  
**INTERNAL FLOOR AREA (APPROX.) 1432 sq ft/ 133.0 sq m**

Garden extends to 58' (17.67m) approx.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	85
(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

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