



TUMBLEWOOD ROAD, BANSTEAD, SURREY, SM7

£1,100,000 FREEHOLD

Winkworth





TUMBLEWOOD ROAD

BANSTEAD, SURREY, SM7

A WELL PRESENTED FIVE BEDROOM DETACHED HOUSE SITUATED IN A FAVOURABLE TREE-LINED ROAD IN THE NORK AREA OF BANSTEAD

This attractive spacious family house, has been well-maintained throughout. It is ideally located close to well-regarded schools and the green open spaces of Nork Park. A more comprehensive range of shopping can be found within easy reach at Nork Parade and Banstead High Street, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food.



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This attractive detached home offers just under 2700 square feet of living space. Having been well maintained over time by the owners, the property now combines charm and character with superb family accommodation in a much sought after location.

The ground floor comprises; generous bright entrance hall with turning staircase, downstairs cloakroom, a principal rear reception room measuring an impressive 26 feet across with a wonderful view of the garden, an adjacent semi open plan living room, another reception room to the front with bay window and feature fireplace, a kitchen/breakfast room with a range of high and low level units and some integrated appliances, a conservatory, and a large utility room.

Upstairs continues to impress, with five well proportioned double bedrooms. The principal bedroom offers a superb view of the garden, and benefits from an ensuite shower room. The second bedroom also has a bay window, with the three further double bedrooms served by the two family bathrooms.

The fabulous rear garden is an impressive 170 feet in length, with a south west aspect, a good patio area, large lawn, and mature borders. The far end of the garden is screened by hedges and has been used as a vegetable garden with raised beds and a greenhouse. To the front the driveway provides ample off street parking and access to the tandem garage. There is a small central lawned area, a selection of shrub borders, all framed with mature hedges.

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 where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living Room - 16'0" x 13'6" (4.88m x 4.11m)
- Sitting Room - 26'10" x 9'6" (8.18m x 2.90m)
- Dining Room - 14'9" x 12'0" (4.50m x 3.66m)
- Kitchen - 11'0" x 8'10" (3.35m x 2.69m)
- Breakfast Room - 13'2" x 9'0" (4.01m x 2.74m)
- Conservatory - 12'5" x 10'0" (3.78m x 3.05m)
- Utility - 13'0" x 6'2" (3.96m x 1.88m)
- Cloakroom

- Bedroom 1 - 19'1" x 14'2" (5.82m x 4.32m)
- Ensuite Shower
- Bedroom 2 - 15'0" x 11'11" (4.57m x 3.63m)
- Bedroom 3 - 16'10" x 10'3" (5.13m x 3.12m)
- Bedroom 4 - 14'0" x 11'0" (4.27m x 3.35m)
- Bedroom 5 - 11'6" x 9'5" (3.51m x 2.87m)
- Family Bathroom - 9'1" x 6'0" (2.77m x 1.84m)
- Shower Room - 8'0" x 6'2" (2.44m x 1.88m)

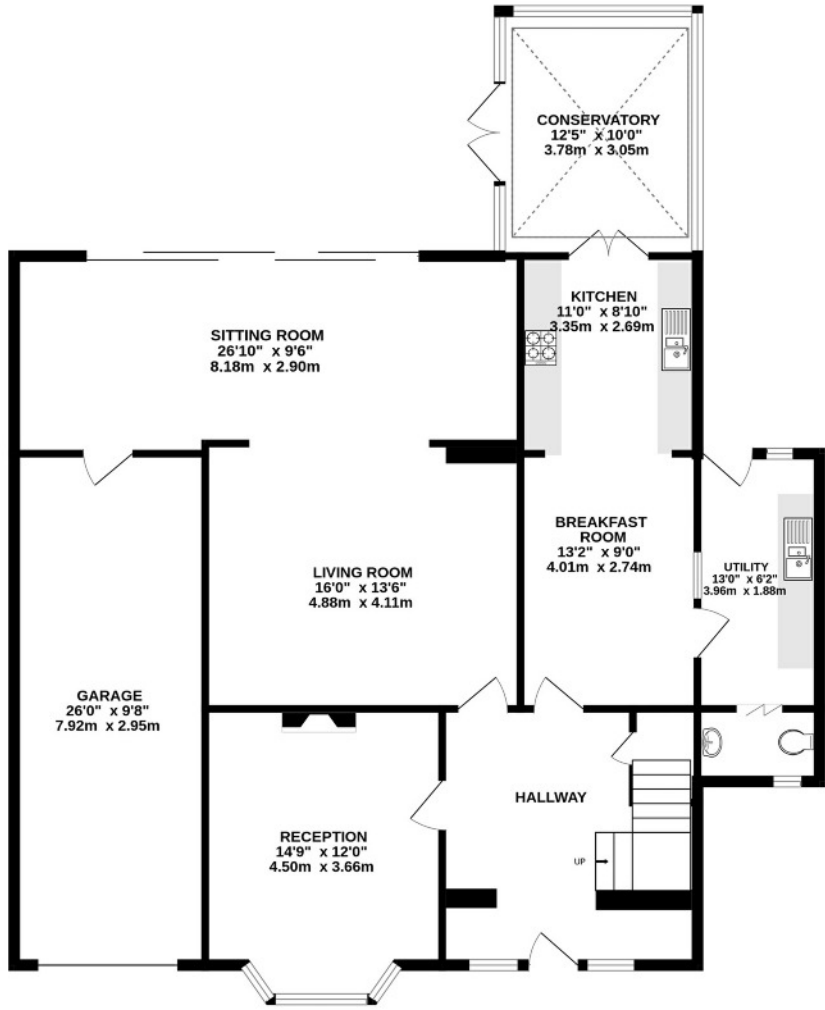
- Tandem Garage - 26'0" x 9'8" (7.92m x 2.95m)
- Rear Garden - 170' (51.82m) approximately



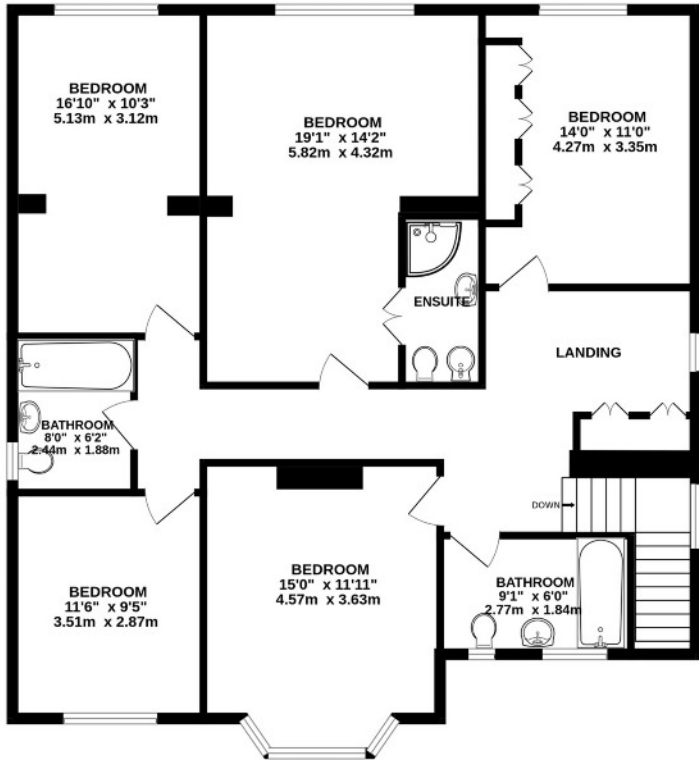


Tumblewood Road, Banstead SM7 1DS
INTERNAL FLOOR AREA (APPROX.) 2675 sq ft/ 248.5 sq m

Garden extends to 170' (51.8m) 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			
(92-100)	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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