



PARK ROAD, BANSTEAD, SURREY, SM7

£450,000 LEASEHOLD

Winkworth



PARK ROAD
BANSTEAD, SURREY, SM7

**A WELL-PRESENTED
TWO BEDROOM
GROUND FLOOR
MAISONETTE WITH ITS
OWN PRIVATE GARDEN
AND GARAGE.**

Ideally located within a short, level walk of Banstead High Street with its comprehensive range of cafes, restaurants and shops including Waitrose and M&S Simply Food.



BANSTEAD OFFICE

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AT A GLANCE...

- Open Porch
- Entrance Hall
- Living Room - 14'11" x 14'5" max (4.55m x 4.39m)
- Dining Area - 13'1" x 8'6" max (3.99m x 2.59m)
- Kitchen - 9'10" x 8'6" (3.00m x 2.59m)
- Bedroom 1 - 12'7" x 11'0" (3.84m x 3.35m)
- Bedroom 2 - 11'10" x 11'3" (3.61m x 3.43m)
- Bathroom - 9'9" x 5'5" (2.97m x 1.65m)
- Garden - 30' (9.14m)
- Garage

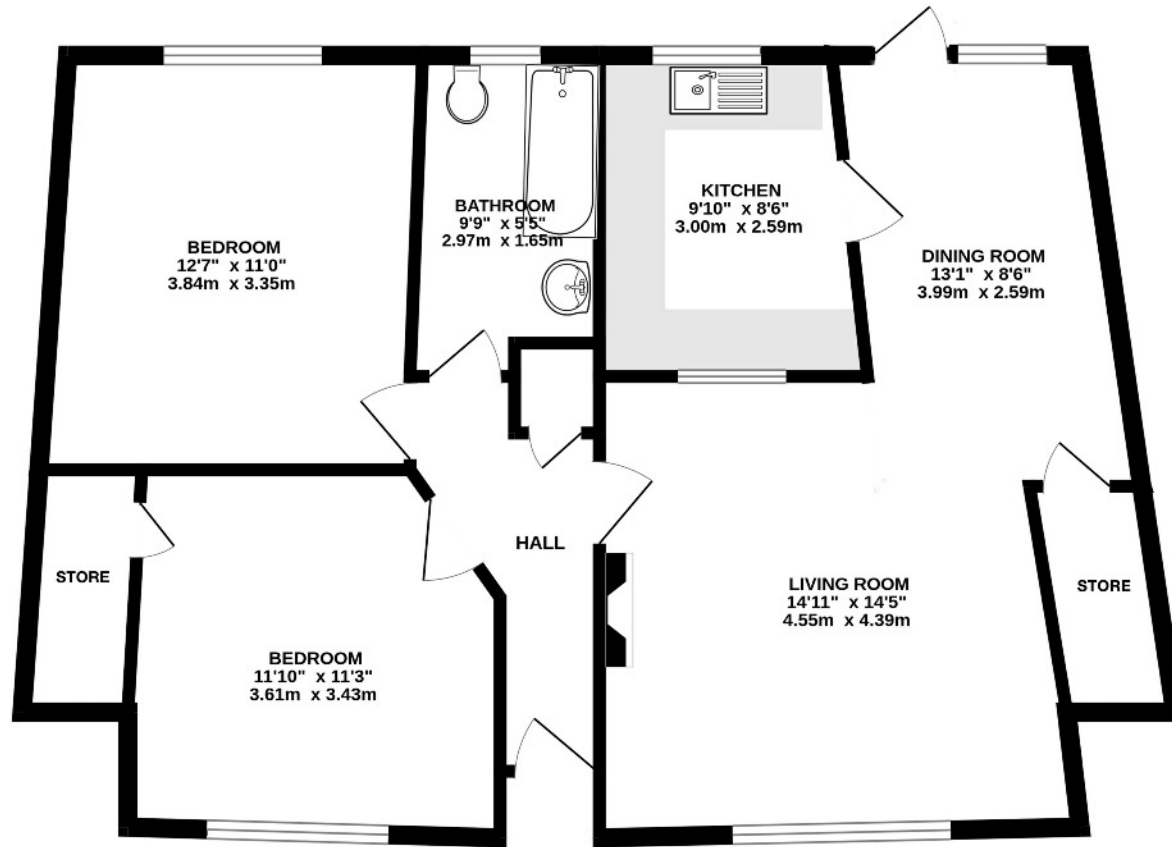
THE PROPERTY

This bright and spacious ground floor maisonette has no onward chain.

The property comprises an open porch, entrance hall, living room with dining area which has direct access to the rear garden, kitchen, 2 double bedrooms and a bathroom.

Outside there is a private rear garden measuring 30ft in depth and a garage en-bloc. The property also benefits from gas heating and double glazing.





GROUND FLOOR

Park Road, Banstead

INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.6 sq m

Garden extends to 30' (9.14m) approx.

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 © 2023.



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

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